



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

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RPRC DETERMINATION LETTER

Project Description: New construction
Street Location: 40 GREEN VALLEY RD
Zoning District: R-2A Tax ID: 109.01-1-53 Application No.: 2022-0368
RPRC DECISION: RPRC - Submit to Building Department
Date: 05/17/2022

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is NOT REQUIRED.

However, the following issues will need to be addressed prior to the issuance of a building permit:

- The site plan shall be revised to provide additional screening along the southern property line. The screening plan shall be reviewed and approved by Conservation Board member Andy Block .
- The site plan shall be revised to quantify (in square feet) the proposed disturbance within the Town-regulated wetland buffer and prepare a mitigation plan for review, if more than that previously approved.
- The Applicant shall submit a Building Height exhibit/analysis for review (average elevation to top of roof for a flat roof).
- The Applicant shall submit a Maximum Exterior Wall Height exhibit/analysis for review (lowest elevation to top of roof for a flat roof).
- The Applicant will need to obtain a curbcut permit from the Highway Department.
- The site plan shall depict underground utility service for the new house.
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for the bedroom count and/or additional floor area.
- The Applicant will need to obtain a curbcut permit from the Highway Department.
- The plan shall note that disturbance limits shall be staked in the field prior to construction.

- Provide a driveway profile to demonstrate conformance with Chapter 355 of the Town Code.
- Provide stormwater mitigation and design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface. Provide details of the stormwater mitigation system.
- The applicant had agreed to clean up the stream and a note clarifying such requirement should be placed on the mitigation plan.
- The Conservation Board also recommended that a 5-year maintenance plan notation be placed on the site plan for all plantings.

At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit application directly to the North Castle Building Department. DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.

If blasting or rock chipping is proposed, a permit pursuant to Chapter 122 is required.

If you would like to further discuss this matter, please do not hesitate to contact the Building Department.

Adam R. Kaufman, AICP
Director of Planning