



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: 1613 OLD ORCHARD ST

Zoning District: R-1A Tax ID: 118.03-1-4 Application No.: 2022-0427

RPRC DECISION: RPRC - Requires Planning Board

Date: 06/07/2022

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 **REQUIRED**.

In addition, the following issues will need to be addressed with the Planning Board:

- The site plan should be revised to provide a turnaround so that cars parking in the garage do not have to back out into Old Orchard.
- The site plan should demonstrate that a minimum of 200 feet of sight distance is provided looking in both directions at the proposed driveway intersection with Old Orchard.
- A tree removal mitigation plan/landscaping plan should be submitted for review.
- The site plan should depict a limit of disturbance as well as depict existing topography as well as proposed grading. Existing and proposed grades should be depicted in different line weights or some other differentiation.
- The Applicant should reconsider the proposed left and right side house elevations. In particular, the Applicant should reevaluate window size, spacing and location.
- The submitted elevations should depict Building Height (average grade to roof midpoint).
- The submitted elevations should depict Max. Exterior Wall Height (lowest grade to roof midpoint).
- The Applicant should confirm that no outdoor patio, decks, etc. is proposed.
- The site plan should be revised to dimension the garage eve projecting into the front yard setback. The eve can't project more than three feet into the front yard.

- The applicant should prepare a site plan which shall illustrate all existing improvements (patios, walks, drives, pool, well, drainage, infiltration, etc.).
- Provide construction details for all proposed improvements.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed drilled well.
- Plans and details of the proposed sewer service connection, including roadway restoration details, should be provided.
- A Curb Cut and Road Opening Permit will be required from the North Castle Highway Department.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact this office to schedule the testing.
- The project is located in the Kensico Drainage Basin. Disturbance of over 5,000 s.f. will require conformance with NYSDEC General Permit GP-0-20-001 and filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC. Submit draft copies to the Town Engineer for review.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, construction sequence, etc. Provide details.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field so that a determination regarding the need for a Wetland Permit can be made.

- Should wetland or wetland buffer disturbance occur, a Wetland Mitigation Plan shall illustrate and quantifying the proposed disturbance areas to the wetland and/or wetland buffer. The plan shall include a summary table that quantifies the total wetland and wetland buffer area on site, total disturbance areas within each, and total pervious and impervious cover pre and post development. Mitigation shall be provided at a ratio of 2:1 minimum.

At this time, you must submit a [site plan application](#) to the Planning Board.

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 Planning Department.

Adam R. Kaufman, AICP
Director of Planning