



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: Teardown and rebuild.

Street Location: 1 HADLEY RD

Zoning District: R-2A Tax ID: 108.04-2-31 Application No.: 2022-0928

RPRC DECISION: RPRC - Submit to Building Department

Date: 11/22/2022

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 proposed house extends from side lot line setback to side lot line setback. This creates a situation where the driveway apron for the side loaded garage is located within a few feet of the side lot line. The area between the side lot line and the driveway apron is not large enough to support large vegetation. The driveway shall be reconfigured so that an adequate planting area can be provided adjacent to the garage. The garage may need to be reconfigured so that it is not used for general storage rather than for vehicle storage.
- Tree removal is depicted on three separate plans. All of the tree removal information should be consolidated onto the site plan. It appears that 12 trees are proposed to be removed.
- The Applicant should submit a landscaping plan and tree removal mitigation plan for review. Particular attention should be paid along the northern property line.
- The submitted elevations should be revised to depict Max. Ext. Wall Ht. (lowest grade to roof midpoint).
- The Town's GIS depicts hydric soil on this site. The Town Engineer should determine whether Town-regulated wetlands are present on the site and whether a wetlands permit would be required for the proposed site redevelopment.

- 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. The applicant should provide drainage within the driveway directing runoff from as much pavement as possible (due to elevation) to the stormwater mitigation system.
- 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 the Town Engineer to schedule the testing.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed on-site wastewater treatment system.
- Provide construction details for all proposed improvements.

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