



TOWN OF NORTH CASTLE

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

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Description: New Single Family House

Street Location: 11 WHIPPOORWILL LN

Zoning District: R-2A Tax ID: 107.04-1-5 Application No.: 2023-0438

RPRC DECISION: RPRC - Requires Planning Board

Date: 06/06/2023

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**.

The following issues will need to be addressed with the Planning Board:

- The Applicant shall demonstrate that the owner has access rights over Whippoorwill Lane (9 Stone Hollow Way) to the satisfaction of the Building Department.
- Site plan should be revised to shift the location of the lower terrace to preserve the existing stone wall.
- The Applicant should provide a gross land coverage backup exhibit for review.
- The site plan depicts the removal of approximately 30 Town-regulated trees. The Applicant shall prepare a landscaping plan for review. Trees removed from the landscape buffer zone adjacent to property lines should be replaced with new native trees.
- The plan shall illustrate the location of the proposed utilities (electrical, gas, etc.).
- The project is located in the Kensico Drainage Basin. Disturbance of over 5,000 s.f. will require conformance with New York State Department of Environmental Conservation (NYSDEC) General Permit GP-0-20-001 and filing of a Notice of Intent (NOI) and MS4 SWPPP 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.

- 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 applicant will need to obtain approval from the Westchester County Department of Health (WCHD) and New York City Department of Environmental Protection (NYCDEP) Approval for the on-site wastewater treatment system.
- 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 proposed construction entrance should be located at the beginning of the project.
- Approval of the proposed water tap to the existing Water District #5 main within the rear yard will be required from the Town Water & Sewer Department.
- The applicant is proposing to extend a driveway from Whippoorwill Lane within the right-of-way. The applicant should investigate with the Planning Board whether Whippoorwill Lane will need to be improved to serve the new house.
- The applicant should provide a turnaround for emergency vehicles at the end of the roadway.
- The application should be forwarded to emergency responders for their review and comment.
- Profiles are necessary for the proposed private roadway and driveway.
- The applicant should provide the proposed specifications for the access improvements within the right-of-way.

At this time, you must submit a site plan application to the Planning Board.

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 Planning Department.

Adam R. Kaufman, AICP
Director of Planning