



# 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 Single Family Residence

Street Location: 6 CANNATO PL

Zoning District: R-1A Tax ID: 101.01-1-45 Application No.: 2023-0511

RPRC DECISION: RPRC - Requires Planning Board

Date: 07/05/2023

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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 lot line labeling and depicted setbacks are incorrect. The front lot line is the line fronting on Cannato Place. The line opposite the front lot line is the rear and all other lot lines are side lot lines.
- The site plan depicts the removal of 17 Town-regulated trees. The Applicant should submit a tree mitigation/landscaping plan for review.
- The site contains Town-regulated steep slopes. The Applicant has provided steep slope information for the whole site, but did not quantify proposed Town-regulated steep slope disturbance (in square feet).
- The proposed garage apron is proposed to be constructed on a steep slope necessitating the construction of a two tiered retaining wall and the regrading of the hillside to the property line. The retaining wall should be increased in height to eliminate the slope regrading.
- The submitted elevations should be revised to depict Building Height (average grade to weighted roof midpoint).
- The submitted elevations should be revised to depict Max. Ext Wall Height (lowest grade to weighted roof midpoint).
- The Applicant should submit a gross land coverage backup exhibit for review.
- The applicant shall 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 stormwater system design should address the location and direction of overflow discharge from the 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. Contact the Town Engineer to schedule the testing.

- The lower rear patio will drain to the rear of the property and discharge on top of a very steeply, sloping hillside below. The applicant should mitigate the patio runoff and avoid any discharge to the steep hillside.
- The property is accessed by a common driveway also servicing two (2) neighboring properties. A portion of the common driveway (located on this parcel) is missing on the Site Plan, please show. The applicant should submit the driveway easement documentation for the existing common driveway.
- The applicant shall provide a driveway profile for the new section of driveway.
- The plan shall include driveway dimensions, as appropriate, for the proposed platform area and width.
- The applicant shall prepare a cut and fill analysis for the project. The results shall be added to the proposed grading plan. Importation of fill in excess of 50 c.y. shall require a Fill Permit from the Town Building Department.
- The applicant should provide construction details and specifications for all proposed retaining walls on the plan. Walls adjacent to the proposed driveway shall be designed by a Professional Engineer for bearing, sliding and overturning.
- The plan shall note that the construction of all walls greater than four (4) feet in height shall be inspected during its installation and certified by the Design Professional prior to the issuance of a Certificate of Occupancy/Completion.
- The applicant should avoid filling on the hillside south of the proposed residence. It appears a slight increase in the height of the proposed retaining walls could eliminate further disturbance of the hillside.
- The applicant will need to provide a copy of the Westchester County Department of Health (WCHD) Approval for the proposed on-site wastewater treatment system and drilled well.

**At this time, you must submit an 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 Building Department.

Adam R. Kaufman, AICP  
 Director of Planning