



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: Demolish existing house. Construct new single family house.
Street Location: 22 WHIPPOORWILL RD
Zoning District: R-10 Tax ID: 108.01-6-54 Application No.: 2023-0516
RPRC DECISION: RPRC - Requires ARB
Date: 07/05/2023

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 NOT REQUIRED.

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

- The site plan should be revised to depict Town-regulated trees proposed to be removed.
- The site plan depicts grading to the western property line. The landscape plan should be revised to revegetate this property line.
- The plan shall be revised to shift the garage a few feet toward the eastern property line so that a larger garage apron can be provided.
- The submitted elevations should depict proposed Building Height and Max. Ext. Wall Ht.
- The site plan should be revised to include a detail of the proposed wall/fence combo along the driveway for review.
- The Applicant shall demonstrate that adequate sight distance is provided at the proposed driveway location.
- The applicant has provided a profile for the proposed driveway. The profile provides a 4% grade at the road, a maximum grade of 13% and a 3% platform at the garage. The 4% entry platform must extend 35 feet from the center lane of Whippoorwill Road or ten (10) feet from the property line prior to the start of the vehicle curve. The platform area drops severely from the southern corner of the garage doors. The applicant should provide a smoother transition from the garage to the steeper grade of the driveway.
- Please clarify whether curbing is proposed on both sides of the driveway.
- A driveway Curb Cut Permit and Road Opening Permit shall be required from the North Castle Highway Department for the proposed driveway, connection of drainage to the existing Town-owned drainage system and for the electric and gas services which may need to be installed within the Town right-of-way.

- The applicant is proposing an inground swimming pool within the rear yard. The pool protective barrier includes a combination of walls, walls with fence above and fencing. The plans should delineate the limits of each fence/wall type and location of gates. Details of the walls and fencing should be provided which shall comply with NYS Building Code requirements.
- 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.
- 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 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.
- The applicant shall demonstrate that all required separation distances between the stormwater treatment system and drilled well have been maintained.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The plan shall illustrate the footing drain location on the site plan. Include the size, slope and material. Provide the discharge location.
- Provide invert elevations for infiltration overflow. Please include inverts at the existing drainage inlet.
- The applicant shall prepare a cut and fill analysis for the project. The results shall be added to the proposed site grading plan. Importation of fill in excess of 50 c.y. shall require a Fill Permit from the Town Building Department.
- The plan shall note that the construction of all walls greater than four (4) feet in height shall be inspected and certified by the Design Professional prior to the issuance of a Certificate of Occupancy/Completion.
- 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 obtain ARB approval, 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