



# 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: Single Family Residence, driveway and terrace.  
Street Location: 40 SARLES ST  
Zoning District: R-2A Tax ID: 101.01-1-76 Application No.: 2023-0533  
RPRC DECISION: OPEN  
Date: 07/18/2023

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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 site plan should be revised to depict any proposed tree removal. If none is proposed, a note stating such should be added to the plan.
- The site plan should depict any proposed site grading.
- The Applicant should submit a landscaping plan for review. A plant schedule should be included on the landscape plan.
- The Applicant will need to submit documentation from the Westchester County Health Department confirming the adequacy of the proposed septic system and well.
- The submitted elevations should be revised to depict proposed Building Height (average grade to roof midpoint).
- The submitted elevations should be revised to depict proposed Max. Ext. Wall Height (lowest grade to roof midpoint).
- The applicant will need to prepare an access and utility easement and a driveway maintenance agreement for the proposed access. Furthermore, the Town Attorney should review this change and determine whether a re-approval of the subdivision/addresses required.

- 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 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 and drilled well.
- The plan shall illustrate proposed grading including spot grades as appropriate.
- The applicant should provide a driveway profile.
- Provide a cut and fill analysis. The application may require a Fill Permit from the Town Building Department.
- The plan shall include driveway dimensions, as appropriate, for the proposed platform area, width and radi.
- The plan shall illustrate the roof drain and drainage pipe connections on the site plan. Include the size, slope and material. Provide outlet protection details.
- The plan shall illustrate the footing drain location on the site plan. Include the size, slope and material. Provide outlet protection details.
- Provide invert elevations for all drainage facilities. The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Provide details.
- The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Please 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.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, erosion controls, etc.

**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