



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: The proposed project include the demolition of an existing residence, abandonment of an existing septic field as well as the construction of a residential dwelling, pool, driveway, subsurface sewage treatment system, subsurface infiltration system and landscaping

Street Location: 15 UPLAND LN

Zoning District: R-2A Tax ID: 101.04-2-9 Application No.: 2023-0676

RPRC DECISION: RPRC - Submit to Building Department

Date: 09/19/2023

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 Applicant will need to coordinate with the Building Department if the existing dwelling is proposed to be occupied during the construction of the new house.
- The Applicant will need to return to the RPRC with updated floor plans, elevations and site plan if a reduced scope phase is proposed.
- The plan shall illustrate existing topography and any proposed grading. Please include grading for the proposed pool.
- The plan shall include pool fencing and pool fence and gate detail. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.
- The plan shall illustrate and note that all driveway curb cuts shall be a maximum of 18 feet wide.?
- A driveway curb cut and road opening permit shall be required from the Town Highway Department.
- Provide construction details for all proposed improvements, including, but not limited to, drainage, curbing, pavement restoration within Upland Lane, water services, erosion controls, etc.

- Provide a copy of the Westchester County Department of Health (WCHD) Approval for the proposed on-site wastewater treatment system.
- 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 proposed on-site storm drainage system is designed to discharge to the existing storm drainage system within Upland Lane, however, the drainage system does not appear to be deep enough to accept discharge from the on-site drainage system. Please provide drainage profiles of the proposed system.
- As Per NYSDEC guidelines, infiltration chambers shall be installed in virgin soils and cannot be installed in fill sections greater than the top quarter of the drywell system. The system cannot be located within the void created by the basement of the existing residence.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- 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.
- 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.

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