



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: Widen existing driveway to accommodate homeowners RV/Trailer
Street Location: 19 HADLEY RD
Zoning District: R-2A Tax ID: 108.04-2-22 Application No.: 2023-0794
RPRC DECISION: RPRC - Submit to Building Department
Date: 11/07/2023

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 the location of the RV storage on the plan.
- The site plan shall be revised to depict that the RV parking area is suitable screened by a wall, fence or evergreen planting (it is adequately screened by evergreen screening).
- The site plan should be revised to demonstrate that the RV parking area is a minimum of 15 feet from the side lot line.
- The site plan should be revised to depict any proposed grading for the driveway improvements.
- The Applicant should submit a gross land coverage backup exhibit for review.
- The proposed driveway gate should be located 20 feet from the front property line, not the edge of roadway. Details of the proposed gate should be submitted for review.
- If an automatic gate is proposed utility lines should be depicted and the location of all controls/equipment. In addition, a Knox Box will need to be installed.
- A detail of the grass pavers with sod should be submitted for review. Only grass areas within the paver can be excluded from counting as gross land coverage. The Applicant will need to calculate the % of the paver that can be excluded.

- The plan shall illustrate and quantify the limits of disturbance. disturbance limits shall be staked in the field prior to construction.
- The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-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.
- 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 construction details for all proposed improvements, including, but not limited to, driveway, pavement, curbing, grass pavers, retaining walls, erosion controls, etc.

At this time, you must submit a hard copy of revised plans addressing the above issues, this determination letter and a completed building permit application directly to the North Castle Building Department as well as directly to the Town Engineer. 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