



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: Construction of new single family residence on existing vacant lot.
Street Location: 3 GUION LN
Zoning District: R-2A Tax ID: 95.01-2-10.4 Application No.: 2023-0832
RPRC DECISION: RPRC - Submit to Building Department
Date: 11/21/2023

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 proposed house is orientated 180 degrees as compared to the adjacent lot at 9 Gene Curry Drive. The site plan should be revised to depict a clear Clearing and Grading Limit Line. Existing wooded areas between the two lots should be maintained to the maximum extent practicable.
- The submitted elevations should be revised to depict proposed Max. Exterior Wall Ht. (lowest grade to weighted roof midpoint).
- The site plan should be revised to better define the existing common driveway easement.
- Common driveway easement documentation should be submitted.
- The proposed house is located directly adjacent to a large rock outcrop. The disposition of the rock outcrop should be identified on the plan. A rock chipping permit or blasting permit will be required if proposed to be removed or altered.
- Provide stormwater calculations and report which clarifies drainage area tributary to the mitigation system, soil test data, etc.
- Please provide a section through the stormwater treatment system showing existing and proposed grading, treatment system, soil test data confirming compliance with the NYSDEC Stormwater Management Design Manual.
- Please provide the proposed location of the stormwater treatment system discharge and its mitigation.

- 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.
- Stormwater treatment is not proposed for the driveway. Please confirm that driveway runoff will be directed, by proposed grading to Drainage Inlet 1+73.
- Please collect stormwater from the upper portion of the driveway and discharge to stormwater mitigation system.
- The erosion control plan should include temporary construction access and the anti-tracking area at the bottom of the proposed driveway.
- Entry platform grade of the driveway should be limited to 4% or less. Please revise the driveway profile and grading plan.
- The plan shall include driveway dimensions, as appropriate, for the proposed platform area and driveway width.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system and drilled well.

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