



# 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.: 2023-0833

**RPRC DECISION:** RPRC - Submit to Building Department

**Date:** 11/21/2023

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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 shall be revised to provide a 1:1 tree removal mitigation plan, if possible.
- The site plan shall be revised to remove the proposed pool patio from the side yard setback. The pool, pool deck, equipment can't be located within the side yard setback.
- The site plan shall be revised to depict the location of the proposed pool equipment.
- 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.
- Disturbances over one (1) acre require the applicant to obtain coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities. The applicant shall prepare a draft Notice of Intent (NOI) and MS4 SWPPP Acceptance Form for review by the Town Engineer. These documents must be filed with the NYSDEC five (5) days prior to the start of construction.
- Stormwater discharge should avoid point discharge. Storm flows should be mitigated, spread/dispersed prior to discharge off-site.

- 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.
- The plan shall illustrate the pool drawdown mitigation.
- The plan shall illustrate proposed grading and drainage for the proposed pool.
- Please provide a copy of the Westchester County Department of Health (WCHD) Approval for the proposed on-site wastewater treatment system.
- A Driveway Curb Cut and Road Opening Permit shall be required from the Town Highway Department.

**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