



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 RETURN LETTER

Project Name: GRANT - PLAN AMENDMENT
Street Location: 11 ROCK CLIFF PL
Zoning District: R-10 Property Acreage: 0.32 Tax ID: 122.08-2-16
RPRC DECISION: ■ No Decision - Requires Return to RPRC
Date: February 6, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 6, 2018.

The Committee determined that given the submitted plans, additional information is required to be reviewed prior to a decision of the RPRC.

The following issues should be addressed at this time:

- It is recommended that the proposed retaining walls be relocated to avoid the encroachment into the existing public sanitary sewer easement. If not relocated, the Town Water and Sewer Department shall approve of any construction on the easement area.
- An updated gross land coverage worksheet and backup data should be submitted to the satisfaction of the Building Department. It is noted that all walls exceeding four feet in height shall be counted toward gross land coverage (see definition of COVERAGE, GROSS LAND in Section 355-4 of the Town Code).
- The Building Department shall confirm the submitted building height analysis.
- The Building Department shall confirm the submitted maximum exterior wall height analysis. The proposed height is just below the maximum amount permitted.
- The applicant shall provide the Town Attorney with a copy of the filed easement agreement for the public sanitary sewer for review and confirmation that the recent construction of the boulder retaining walls and placement of fill are permitted activities within the sewer easement or whether plan modifications will be required.
- Based on recent site visits, the submitted plans do not accurately reflect current conditions, specifically as it relates to fill placement in the rear and side yards as well as the regrading that has occurred immediately adjacent to the adjoining property to the south. The applicant shall provide an updated field survey that reflects current site conditions.
- The Average Grade Analysis used for the basis of the Maximum Allowable Building Height and Maximum Wall Height shall be revised to account for the various grade changes and retaining walls proposed at the rear of the house as well as the proposed sloping topography at the building perimeter.

Where the finished ground level slopes away from the exterior walls, the average grade shall be the lowest point within six feet of the perimeter of the building as defined by Town Code.

- The maximum building height, maximum height to the eave and maximum exterior wall height shall be coordinated between the architectural plans and the Zoning Chart included on the Site Plans.
- The plan should be reviewed by the Town Water & Sewer Superintendent who shall approve the proposed modifications to the existing Town-owned sanitary sewer manhole. As shown, the modifications will require that the structure have a total depth of approximately 13.5 ft. The material and condition of the existing sanitary manhole shall be evaluated and noted on the plan.
- The proposed rim and invert elevations for the sanitary manhole shall be shown on the plan and coordinated with the Precast Concrete Riser Detail (detail only indicates a height of 6 ft). Additionally, because the height of the structure exceeds 10 ft, the minimum inside diameter shall be 60 inches. The diameter of the existing manhole shall be verified and open for inspection by this office and the Town Water and Sewer Department. Replacement of the manhole and associated connections may be required.
- The Precast Concrete Riser Detail shall be revised to illustrate manhole access steps and the application of an exterior waterproof bituminous coating. Additional steps must be installed on the existing riser section (unless replacement of the existing manhole is necessary as noted above). This shall be noted on the plan and detail.
- The plan proposes retaining walls as high as 6 ft, with portions that appear to be higher. Additional top and bottom wall elevations shall be included, and the proposed finished grades shall be clarified to confirm the proposed wall height at all locations along its length. Walls greater than 6 ft high will require Planning Board approval.
- The boulder retaining walls and fill placement in the rear yard where constructed without prior approval, notification or inspection by this office. A portion of the retaining wall and resulting fill is located over the existing public sewer main. This office and the Town Water and Sewer Department is concerned with the construction of the wall over the sewer and any potential compromise to the main. The applicant shall perform the following to verify the integrity of the main, proper construction of the retaining wall and make any corrections necessary:
 - expose the sewer main section beneath the wall and at the manhole, so that the Town can visually inspect its condition. Confirm the depth of cover between the wall footing and sewer main;
 - perform a closed circuit televised inspection (CCTV) for the section of the main starting at the manhole and continuing downstream beneath the wall. A copy of the inspection video / report shall be provided to the Town;
 - expose the rear section of the wall at various locations determined by the Town Engineer to demonstrate that the wall has been constructed in accordance with the design.
- All walls greater than 4 ft high shall be designed by a NYS Licensed Professional Engineer. The applicant shall provide a design calculations and construction details.
- The retaining wall design shall include construction details for the retaining wall foundation to provide adequate protection of the sewer main.
- The Engineer of record shall certify the construction of the walls prior to issuance of a Certificate of Occupancy. This requirement shall be clearly noted on the site plan.

- Based on recent site inspections, the newly installed retaining walls were constructed immediately adjacent to Town-regulated trees and appear to extend further along the southern property line than shown on the plan. The root system of these trees has been compromised and the trees have been damaged. The applicant shall survey locate and stake the southern property line so that confirmation of ownership of the trees can be made by this office. The trees will require removal. The applicant shall provide additional screening for the loss of vegetation. The plan shall also be revised to accurately illustrate the location of all walls.
- The plan proposes retaining walls greater than 30 inches high at the rear of the house, adjacent to the walk-out basement and patio. The applicant shall obtain confirmation from the Building Inspector whether a railing or other means of protection will be required on top of the walls.
- The inverts of the stormwater mitigation system shall be revised to provide adequate cover over the system. The discharge invert of the overflow pipe shall be clarified on the plan.
- As a result of the revised grading, the mitigation system will be lower than the previously approved plan. Therefore, deep and soil percolation testing shall be performed and witnessed by the Town Engineer to demonstrate adequate soils for infiltration and vertical separation to bedrock. Contact this office to schedule.
- The stormwater runoff from the driveway shall be collected and piped to the existing catch basin located in the street.
- The proposed grass swale shall be located further down slope to collect more runoff from the site.
- The plan shall illustrate the limits of any patio proposed under the deck and the associated grading and drainage. The impervious coverage included in the stormwater calculations shall be updated accordingly.

Please submit revised plans addressing the above issues to the RPRC. If revised plans will not be submitted, please contact my office so that the RPRC can reconvene and conclude the review process.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3542.

Adam R. Kaufman, AICP
 Director of Planning