



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 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: ☐ Requires Planning Board Review ☐ Requires Architectural Review Board
☐ Requires Conservation Board ☐ Requires Zoning Board of Appeals
☒ Submit to Building Department ☐ Requires Admin Wetlands Permit

Date: March 14, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 14, 2018.

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 Town Water and Sewer Department shall approve of any construction on the easement area.
- 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.
- The drain to be installed for the driveway runoff will be in the Town right-of-way. It shall be a precast concrete doghouse unit (2' x 2' minimum) with heavy duty grate. Provide a detail for the doghouse structure. Provide rim and invert elevations.
- The driveway must clearly illustrate positive pitch and a physical connection to the drain inlet. The driveway detail and grading shall clarify whether there will be any curbing. If curbed, the drain inlet shall be installed within the driveway.
- The proposed grading at the south side of the house still requires that the wall be extended further along the side yard (±2 feet high). Additional clearing will be required in this area.
- The 32" Oak will die with the wall built over the root zone. It should be removed and additional screening provided.

- The manhole extension shall be substantially reduced from the previously proposed ± 12 feet height to under 10 feet or a 60" manhole would be required. The proposed depth is now 10 feet. The existing manhole shall be replaced with a 60" manhole.
- Coordinate the open inspection (and possibly video inspection) of the sewer main. Contact Sal Misiti of the Town Sewer & Water Department to coordinate. At a minimum, the area should be opened to inspect the condition of the existing line in the area of the constructed wall to be removed.
- The proposed "454" contour shall be adjusted to direct sheet flow to the rear corner of the property as opposed to the side yard.
- The proposed "460" contour at the rear wall will require a 5 ft wall as shown. Revise to limit height to 4 ft or provide a wall design.
- Provide invert elevation for the 48" infiltration pipe.
- Based on the inlet/outlet inverts for the 48" pipe, adequate cover is not provided per the detail. Adjust as necessary.
- Please schedule soil testing for the infiltration system to be witnessed by the Town Engineer.

At this time you may coordinate directly with the North Castle Building Department. **DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.**

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