



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: SHALLO - New House Construction
Street Location: 23 N LAKE RD
Zoning District: R-1A Property Acreage: 1.50 Tax ID: 101.02-2-26
RPRC DECISION: ■ No Decision - Requires Return to RPRC
Date: September 14, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on September 12, 2017.

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:

- J The proposed amount of gross floor area exceeds the maximum permitted amount. The house plans should be revised to reduce the size of the house to an amount below the maximum permitted.
- J The proposed amount of gross land coverage exceeds the maximum permitted amount. The site plan should be revised to reduce gross land coverage to an amount below the maximum permitted.
- J The site plan should be revised to depict all Town-regulated trees within the proposed area of disturbance. In addition, the site plan should graphically depict which trees are proposed to remain and which trees are proposed to be removed. In addition, the plans should be accompanied by a tree inventory that includes the size, species, health condition and removal status of all trees. Furthermore, the site plan should quantify the proposed amount of Town-regulated trees proposed to be removed.
- J The site plan should be revised to depict the location of the Town-regulated wetland and Town-regulated wetland buffer. In addition, the plans should depict the amount of Town-regulated wetland and wetland buffer disturbance proposed (in square feet).
- J It is recommended that the site plan be revised to eliminate proposed Town-regulated wetland and wetland buffer disturbance to the maximum extent practicable.
- J The Zoning Notes table and site plan should be revised to depict conformance with the R-1A Zoning District standards. The submitted bulk chart does not depict the correct bulk requirements for the R-1A Zoning District.

-) The Applicant should submit a Building Height analysis for review (Zoning Notes indicate variance is required).
-) The Applicant should submit a Maximum Exterior Wall Height analysis for review.
-) Submission of gross floor area backup information.
-) Show all proposed topography.
-) Walls greater than 4 feet in height shall be designed and certified by a NYS Professional Engineer. Provide details and specifications on the plan.
-) Provide top and bottom wall elevations for all proposed walls. Walls greater than 6 ft in height will require approval by the Planning Board.
-) 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.
-) Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.
-) Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system.
-) Provide rims, inverts, size and material for all drainage facilities. Provide details.
-) Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.
-) It appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100 foot buffer on the plan for verification by the Town Wetland Consultant. It is noted that in areas of steep slopes (>25%), the wetland buffer must be increased to the lesser of 150 ft or the top of the steep slope. The adjusted buffer shall be illustrated on the plan. Notify this office once the wetland boundary has been established in the field.
-) Provide finished floor elevations for the new house.
-) Show all town regulated trees within and 10 ft beyond the limit of disturbance to be removed and/or protected. Provide a tree protection detail.

-) Clarify the location of the existing and proposed driveway and clarify the surface of the proposed driveway. The plan shall include a driveway profile to demonstrate compliance with Town Code.
-) The applicant shall perform deep hole and soil percolation testing in the areas of the proposed stormwater mitigation practice areas to be witnessed by the Town Engineer. Contact this office to schedule.

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