



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: NEZAJ 2 - Addition
Street Location: 49 WHIPPOORWILL RD E
Zoning District: R-10 Property Acreage: 0.79 Tax ID: 107.02-4-6
RPRC DECISION: ■ No Decision - Requires Return to RPRC
Date: March 20, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 20, 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:

- The site plan shall be revised to depict the location of the existing septic system
- The site plan shall be revised to depict the location of the existing well.
- The site plan shall be revised to depict existing topography and proposed grading.
- The site plan shall be revised to demonstrate that adequate maneuvering room is provided for the underbuilding garage.
- The site plan shall contain a zoning conformance chart that identifies the R-10 minimum requirements (on the plan) as well as the plans compliance with the minimum standards/proposed conditions (missing from plan).
- The site plan shall be revised to depict the size of the proposed accessory building (in square feet). In addition, the site plan shall be revised to demonstrate (calculations) that the proposed accessory structure is less than 25% of the gross floor area of the principal structure.
- The floor plans shall be revised to include an existing and proposed basement floor plan. The Applicant shall demonstrate why the basement space is not included in the gross floor area using the definition of gross floor area in Section 355-4 of the Town Code. At a minimum, the underbuilding garage space is required to be counted toward gross floor area. The gross floor area calculations worksheet and backup data shall be updated as necessary.
- The Applicant shall provide a "maximum exterior wall height" calculation pursuant to Section 355-26.D of the Town Code.
- The Westchester County Health Department shall confirm that the existing septic system is adequately sized.
- The Gross Land Coverage Calculations on the plan should coordinate with the current submitted worksheets.

- 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.
- The applicant shall perform deep and percolation soil testing 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.
- Provide stormwater mitigation and design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface. Provide details of the stormwater mitigation 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.

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