



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: ROSNER - Patio
Street Location: 5 GIFFORD LAKE DR
Zoning District: R-2A Property Acreage: 2.56 Tax ID: 102.03-1-51
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: 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 environmental constraints of the property and the amount of proposed disturbance, a detailed review by the Conservation Board is warranted.

In addition, the following issues will need to be addressed prior to the issuance of a building permit:

- A portion of the proposed pool patio would occur within the area designated as a “preservation zone” on the Round Hill at Gifford Lake subdivision plat map. The plat map notes that “within the designated “preservation zone” on each lot, the removal of trees of six inches (6”) or more in diameter at breast height shall be prohibited except for dead or diseased trees. Stone walls shall not be damaged, destroyed or removed.” **The Applicant shall confirm that tree and wall disturbance is not proposed within the preservation zone. In addition, the site plan shall be revised to state that tree removal and disturbance to walls shall not occur within the preservation zone.**
- The entire property is located within the Westchester County designated Mianus River Critical Environmental Area. A Critical Environmental Area (CEA) is land that has earned special protection under SEQR regulations. To be designated a CEA, the area must have one or more of the following characteristics: It is a benefit or threat to human health. It is a natural setting. It has agricultural, social, cultural, historic, archaeological, recreational, or educational values. It has an inherent ecological, geological or hydrological sensitivity to change that may be adversely affected by any change. The Conservation Board will need to determine whether the proposed pool patio construction would be appropriate within the CEA.
- It appears that the proposed pool patio is located within a Town-regulated wetland buffer. The Applicant will need to prepare the required mitigation plan for review. The Conservation Board will need to determine whether the requested wetlands permit is acceptable.

- The Applicant shall submit gross land coverage backup information for review. This should include all
- The site plan shall be revised to depict proposed grading/walls in the vicinity of the proposed pool patio.
- The site plan shall be revised to depict the location of the septic fields. The proposed pool patio appears to be very close to the septic fields. In addition, it appears that various existing structures are located over the septic fields.
- The submitted GLC Worksheet does not appear to be correct. The house setback beyond the minimum front yard setback should be measured to the base of the front porch. This appears to be 67 feet. In addition, based upon the last 5 Gifford Lake submission to the Town the lot size is 111,514 square feet.
- It appears that the proposed amount of gross land coverage exceeds the maximum permitted amount. The patio should be reduced in size to comply with the Town Code.
- All plans should be signed and sealed by the Design Professional.
- Provide a detail for the proposed terrace.
- Provide proposed spot elevations for the patio.
- 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 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 this office 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.
- 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. Notify this office once the wetland boundary has been established in the field.
- If the plan proposes disturbances and improvements within the regulated 100 foot wetland buffer, the applicant shall provide mitigation of the buffer disturbance at a ratio of 2:1. Provide a wetland mitigation plan for review by the Town Wetland Consultant.

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