



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: DANIEL - 7 HADLEY - New House Construction

Street Location: 7 HADLEY RD

Zoning District: R-2A Property Acreage: 2.00 Tax ID: 108.04-2-28

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: June 20, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on June 19, 2018.

The Committee determined that given the environmental constraints of the property and the amount of proposed disturbance, a detailed review by the Planning Board and the Architectural Review Board is warranted.

In addition, the following issues should be addressed in the submission to the Planning Board:

- The site plan shall be revised to include a zoning conformance table.
- The site plan shall dimension all structures to the lot lines.
- The site plan shall be revised to demonstrate that adequate sight distance is provided at the proposed driveway.
- The site plan shall be revised to depict only structures and feature currently proposed. Future improvements, not proposed for construction, shall be removed from the plans. The gross land coverage calculations worksheet shall be revised accordingly.
- The Applicant should submit a proposed landscape plan for review.
- The site plan depicts tree removal off of the subject property – those trees must remain.
- The site plan depicts the removal of 72 trees located outside of the proposed area of disturbance. It is not clear why these trees need to be removed. It is recommended that the proposed tree removal be further reviewed by the Planning Board.
- The Applicant will need to secure a curb cut permit from the Highway Department.
- Gross Land Coverage backup data shall be submitted for review.
- Gross Floor Area backup data shall be submitted for review.
- The location of the neighboring driveway shall be included on the site plan to illustrate the proximity to the proposed driveway. The site plan shall also note that all proposed curb cuts shall be a maximum of 18' wide.

- 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 a copy of the Westchester County Department of Health (WCHD) approval for the proposed installation of the on-site wastewater treatment system and drilled well.
- 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 design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface or a 6 inch pool drawdown volume; whichever is greater. Provide details of the stormwater mitigation system and the connection to the pool equipment.
- Provide rims, inverts, size and material for all drainage facilities. Provide details of all drainage improvements.
- The plan shall note that all proposed curb cuts shall be 18 feet maximum width.
- There appears to be missing information on the driveway profile. Any drainage crossing should also be shown on the profile.
- The plan should provide dimensions of the driveway parking and turnaround areas.
- There are notes on the plan without leaders. Please clarify which objects these notes reference.

At this time you may submit plans for the proposed project to the North Castle Planning Board.

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