



# 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: CARDARELLI - Pool  
Street Location: 7 PATRIOTS FARM CT  
Zoning District: R-2A Property Acreage: 2.60 Tax ID: 102.03-2-15  
RPRC DECISION: ■ No Decision - Requires Return to RPRC  
Date: September 19, 2017

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on September 19, 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 Applicant shall submit gross floor area backup information. It appears that the covered patio on the cabana is not counted as GFA, which is required.
- J The site plan shall depict proposed Town-regulated tree removal. If no tree removal is proposed, the site plan should be revised to contain a note stating such.
- J The mitigation plan shall be revised to depict the proposed amount of Town-regulated wetland and wetland buffer disturbance in square feet.
- J The proposed mitigation plan appears to be located outside of the existing lawn, in a wooded area. It is recommended that all proposed mitigation be provided in areas that are existing maintained lawn located in the Town-regulated wetland buffer.
- J Submission of floor plans and elevations of cabana.
- J Applicant to demonstrate that accessory structure is less than 15 feet in height and no more than one story.
- J The GLC worksheet indicates that the existing house is located 420 feet beyond the minimum required front yard setback. However, the submitted zoning conformance table indicates that the house is located 407 feet from the property line. Therefore, the house would be 357 feet from the minimum required front yard setback (407-50).

- ) Based the submitted GLC and the above comment, the proposal is in excess of the maximum permitted amount of GLC (-536 square feet). The site plan should be revised to comply with the maximum permitted amount of gross land coverage.
- ) The plan shall show the proposed utility service connections for the pool house (water, sewer, electric, etc.). Provide construction details.
- ) 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.
- ) Show the location of the existing septic system. Demonstrate that the required setbacks to the mitigation system are met.
- ) 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.
- ) Provide rims, inverts, size and material for all drainage facilities. Provide details.
- ) Show the connection between the pool equipment and drawdown mitigation practice.
- ) All trees 8 inches dbh or greater located within or 10 feet beyond the proposed limit of disturbance shall be shown on the plan. Indicate trees to be removed and/or protected.
- ) 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