



# TOWN OF NORTH CASTLE

WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625  
Fax: (914) 273-3554  
www.northcastleny.com

## RPRC RETURN LETTER

Project Name: MAYERS  
Street Location: 7 WHIPPOORWILL LN  
Zoning District: R-2A Property Acreage: 2.05 Tax ID: 107.04-1-7  
RPRC DECISION: ■ No Decision - Requires Return to RPRC  
Date: October 18, 2016

---

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 18, 2016.

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 proposed addition will need a variance from the ZBA as the addition does not meet the minimum front yard setback.
- The plans should be revised to depict proposed building height and proposed maximum exterior wall height.
- The plans should be revised to depict the height of the proposed retaining wall. Any wall 6 ft. or higher will require Planning Board approval.
- The submitted Gross Land Coverage Calculations Worksheet and backup data do not appear to include the existing patio and shed.
- The submitted Gross Floor Area Calculations Worksheet and backup data do not appear to include the existing shed.
- A portion of the pool and shed are located in a "Restricted Area" as noted on the submitted survey. The Applicant should provide additional information regarding this restricted area.
- The originally submitted pool plans depict a pool located 56 feet from the front property line (meeting the front yard setback). The submitted survey depicts a pool 44.2 feet from the front property line. It appears that the pool was not built according the submitted plans. The Applicant will need to provide additional information to the Town.
- The Building Department does not have a record for a permit associated with the existing shed. It is noted that the shed is located in the front yard, which is not permitted. The Applicant should provide additional information.
- Walls greater than 4 feet in height shall be designed and certified by a NYS Professional Engineer. Provide details and specifications on the plan.

- 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, erosion controls, etc.
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for the bedroom count and/or additional floor area.
- 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.
- 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