



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: MAYERS - Addition
Street Location: 7 WHIPPOORWILL LN
Zoning District: R-2A Property Acreage: 2.05 Tax ID: 107.04-1-7
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: November 15, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on November 15, 2016.

The Committee determined that given the open issues highlighted by the RPRC and the need to obtain a variance, a detailed review by the Planning Board and the Zoning Board of Appeals is warranted.

The following issues will need to be addressed:

- 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 the height of the proposed retaining wall. Any wall 6 ft. or higher will require Planning Board approval.
- 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 Applicant has indicated that the restricted area is a buffer intended to protect evergreen trees. The Applicant should provide how the pool and shed were constructed within this area. Additional information regarding this issue is required.
- 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 to 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.
- 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.

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