



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: DELLA VECCHIA - Addition
Street Location: 99 COX AVE
Zoning District: R-10 Property Acreage: 0.28 Tax ID: 108.01-2-45
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: May 4, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 3, 2016.

The Committee determined that given the size and design of the proposed house as well as the number of variances required, a detailed review by the Planning Board and the Architectural Review Board is warranted.

In addition, the following issues should be addressed:

- The proposed plans should be revised to depict a connection to the existing sewer in Cox Avenue. Approval by the Sewer Department will be required.
- The proposed expanded home exceeds the maximum permitted amount of gross floor area by 227 square feet. The Applicant will need to seek a variance from the Zoning Board of Appeals.
- The proposed amount of gross land coverage exceeds the maximum permitted amount by 1,282 square feet. The Applicant will need to seek a variance from the Zoning Board of Appeals.
- The site plan should be revised to eliminate all \pm setbacks values. Proposed setbacks shall be precise.
- The site plan depicts walls on the adjacent property to the north. The Applicant will need to obtain easements for those structures located on the adjacent property or, in the alternative, the site plan can be revised to depict the elimination of the encroachment.
- The gross land coverage calculations worksheet should be revised to depict 5,927 square feet of gross land coverage.

- The gross land coverage backup data (5,465 square feet) is not in agreement with the submitted gross land coverage calculations worksheet. The Applicant will need to address this discrepancy.
- The site plan should be revised to depict any proposed tree removal.
- The Applicant should provide a landscaping plan for review.
- 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, walkways, erosion controls, etc.
- Provide existing and proposed topography on the site plan.
- Show the location of the existing utilities (well, septic, etc.). Demonstrate that the required setbacks to the infiltration system are met.
- The applicant should include the covered deck in impervious coverage.
- 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.
- 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