



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: GREEN - Addition
Street Location: 66 WINDMILL RD
Zoning District: R-1.5A Property Acreage: 1.53 Tax ID: 102.01-1-31
RPRC DECISION: ■ No Decision - Requires Return to RPRC
Date: June 17, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on June 16, 2015.

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:

- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.
- Show existing and proposed topography on the site and demonstrate that the proposed driveway will meet Section 213-47 of the Town Code.
- Site plan should describe how existing pool will be abandoned.
- 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.
- Access to new garage should be improved. Easterly most garage appears to be too close to porch; access may be difficult. Garage door should be a couple of feet further from main house.
- Show all existing improvements (septic, drainage, utilities, etc.) already installed.
- 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.
- Demonstrate how stormwater runoff from the driveway will be collected.
- Show the roof drain and drainage pipe connections on the site plan. Include the size, slope and material.
- 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