



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: KOTROCZO - Addition
Street Location: 7 ROSE HILL DR
Zoning District: R-10 Property Acreage: 0.56 Tax ID: 108.01-2-60
RPRC DECISION: ■ No Decision - Requires Return to RPRC
Date: April 16, 2014

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 16, 2014.

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:

- Given the proposed changes to the site and the removal of a significant amount of vegetation, the Applicant should submit a proposed landscaping plan for the property.
- The Applicant should submit an arborist's report relating to the existing trees along the Rose hill frontage.
- The site contains a large number of trees that appear would be required to be removed. The site plan should depict the location of all Town-regulated trees and depict which trees are proposed to be removed.
- Plans should include building height and maximum exterior wall height analysis.
- The Zoning Data chart should be revised to indicate that the maximum permitted building height is 30 feet (not 35 feet).
- All existing features, including the propane tank, generator and shed should be shown on the plan. Clarify whether the improvements are to be relocated or removed.
- 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.
- The plans should show the minimum required yard setbacks.
- The infiltration systems need to meet the 50' separation from the well.
- The driveway curb cut cannot exceed 18'.
- The plan shall demonstrate that the proposed driveway meets all Town requirements, as outlined in Section 213-47 "Driveways", of the Town Code, including, but not limited to the platform and apron slope, driveway gradient, etc.

- 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 sizing calculations and details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- All inlet pipes to the infiltrators shall be equipped with a junction box to provide a maintenance access point and a treatment sump.
- Silt fence to be extended downgrade of all improvements areas.
- 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.
- Provide construction details for all proposed site improvements, including, but not limited to, driveway, sidewalks, curb replacement, etc.
- The plan should note the restoration process for the removal of the existing driveway.

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