



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: LAPERUTA - New House Construction
Street Location: 18 CAT ROCKS DR
Zoning District: R-2A Property Acreage: 1.95 Tax ID: 102.01-2-54
RPRC DECISION: ■ No Decision - Requires Return to RPRC
Date: July 1, 2014

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 1, 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:

- 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 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 for potential upgrades to the existing septic system.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system and drilled well.
- Show the location of the existing utilities (septic tank, etc.). Demonstrate that the required setbacks to the infiltration system are met.
- 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.
- Disturbance of over 5,000 s.f. will require an Erosion Control SWPPP in accordance with Chapter 173 - Stormwater Management of the Town Code. Additionally, disturbances over 1 acre will require conformance with NYSDEC General Permit G-0-10-001 and filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC. Submit copies to the Town Engineer for review.
- 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. Base sizing calculations on current soil testing results, update as necessary.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.

- Provide constructions details for all site improvements, including but not limited to, walkway, driveway, pipe trench, etc.
- Show all new or relocated utility service connections. All utilities shall be installed underground.
- Show the roof drain and drainage pipe connections on the site plan. Include the size, slope and material.
- Provide invert elevations for all drainage facilities. The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Provide details.
- Provisions should be made to collect driveway runoff and direct it to the infiltration system.
- Show the trees to be protected.
- Provide provisions of emergency overflow for the infiltration.
- The plans should show any proposed patio or decks at the rear of the house.
- The plans should be revised to calculation maximum exterior wall height (at the rear).
- The Zoning Conformance chart should be revised to correct the proposed rear yard setback. As proposed, it appears that the proposed rear yard setback complies with the R-2A requirements.

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