



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: MADONNA LOT 3 - New House Construction
Street Location: 97 COX AVE
Zoning District: R-10 Property Acreage: 0.29 Tax ID: 108.01-2-46
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:

- Proposed architectural materials/colors should be specified on plans.
- Second floor windows in (master bath and master bedroom) should be revised to be symmetrical with first floor windows.
- Submission of GLC and GFA backup data for review.
- Proposed building setbacks should be dimensioned on the site plan.
- Need maximum exterior wall height analysis. Maximum of 34 feet permitted in this district.
- Building Permit should not be issued until final subdivision plat has been filed at the Westchester County Clerk.
- All conditions of the pending Final Subdivision Approval shall be satisfied.
- Show the location of sewer cleanout on the plan view. It should be located on private property.
- Demonstrate that driveway runoff is directed to the collection system.
- Provide a landscaping plan.
- Provide a curb and driveway detail.
- Provide a detail for the outlet protection for the emergency overflow.
- Show any proposed patios/walks. 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.