



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: MANN - New House Construction
Street Location: 3 GIFFORD LAKE DR
Zoning District: R-2A Property Acreage: 2.35 Tax ID: 102.03-1-50
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: February 19, 2014

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 18, 2014.

The Committee determined that given the environmental constraints of the property and the amount of proposed disturbance, a detailed review by the Planning Board and the Architectural Review Board is warranted.

It is recommended that the following issues be addressed in the application to the Planning Board:

- It is noted that a portion of the proposed walls, garage and septic system expansion area occur within the area designated as a "preservation zone" on the Round Hill at Gifford Lake subdivision plat map. The plat map notes that "within the designated "preservation zone" on each lot, the removal of trees of six inches (6") or more in diameter at breast height shall be prohibited except for dead or diseased trees. Stone walls shall not be damaged, destroyed or removed." The Planning Board will need to determine whether it is appropriate to place these features within the "preservation zone." It is noted, however, that the septic system expansion area and the associated tree removal would not be permitted within the preservation zone.
- The entire lot is wooded. The proposed amount of tree removal does not appear to be accurate. The submitted tree removal plan appears only to inventory trees over 12 inches. It is not clear why the Applicant did not inventory trees over 8 inches DBH (Town regulated tree) and 6 inches DBH (preservation zone). The Applicant will need to submit an updated tree inventory and plan for the property depicting all Town regulated trees (and trees 6 inches DBH within the preservation zone) proposed to remain or be removed. A tree removal permit for the expansion area is required to be obtained at the time of site plan approval.
- The applicant will need to submit Gross Land Coverage Backup information.

- It appears that a significant amount of the basement is exposed. The Applicant should submit an analysis confirming that the basement should be excluded from GFA calculations.
- The Applicant will need to submit an analysis of maximum building height and maximum exterior wall height.
- The Applicant will need to submit floor plans and elevations for the proposed detached pool house. The plans shall depict that the pool house does not exceed 1 story and 15 feet in height and is less than 800 square feet in area.
- The applicant shall illustrate the NYSDEC wetland boundary and regulated 100 foot adjacent area on the plan for verification by the Town Wetland Consultant and NYSDEC. The applicant shall provide the Town with a recent copy of the NYSDEC wetland validation. Notify the Town Engineer once the wetland boundary has been established in the field. A Wetland Permit (NYSDEC and/or Local Town Permit may be necessary).
- 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 this office to schedule the testing.
- Provide stormwater mitigation design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface or a 6 inch pool drawdown volume; whichever is greater. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Show the roof drain and drainage pipe connections on the site plan. Include the size, slope and material.
- Show the connection between the pool equipment and drawdown mitigation practice.
- The plan shall delineate the limits of the pool. Provide fence details, including height, material, etc.
- The plan shall quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed on-site wastewater treatment system and drilled well.
- The applicant should consider access to the lower yard for maintenance of the septic system.
- Indicate trees to be protected.
- Install silt fence parallel to the contour.
- Provide details of all proposed improvements (driveways, patios, walks, etc.)

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