



# 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: O'BRIEN 10 STERLING RD S - New House Construction  
Street Location: 10 STERLING RD S  
Zoning District: R-2A Property Acreage: 2 Tax ID: 108.04-2-2  
RPRC DECISION: ■ No Decision - Requires Return to RPRC  
Date: February 7, 2014

---

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 4, 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:

- GLC worksheet and backup data shall be revised to include all land coverage. Plans currently exclude proposed gravel areas. All gravel areas should be counted as land coverage.
- Provide fence details, including height, material, etc. The plan shall delineate the location of all fences and gates.
- 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.
- Show all existing improvements (drainage, footing drain, etc.) already installed, as shown on the previously approved improvement plan. Clarify existing improvements vs. proposed.
- Show approved as-built condition of the septic system and well (tanks, fields, expansion area, etc.). The plan shall demonstrate that the required setbacks are met for the well and drainage system as well as the proposed driveway and courtyard layout.
- Provide a detail of the gravel courtyard.
- Provide a detail of the proposed walkway between the courtyard and the patio.
- The level spreader, as shown on the plan, does not meet the required well setback. It should be noted that relocating the level spreader will likely require a Wetland Permit.
- Pre-treatment and an emergency overflow must be provided for the infiltration system. Provide sizing calculations and details.
- Provide supporting calculations for mitigation of a 6" pool drawdown.
- Show the proposed pool equipment and the connection between the pool equipment and drawdown mitigation practice.

- 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.
- Plans should note that the existing septic primary and expansion areas shall be cordoned off during construction.
- Provide spot elevations in the gravel courtyard and around the pool patio to demonstrate positive pitch to the collection system.
- The original development required the filing of a Notice of Intent (NOI). The current owner should provide status of the NOI and any supporting documentation (transfer, termination, etc.)

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