



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: O'BRIEN 12 STERLING RD S - Pool
Street Location: 12 STERLING RD S
Zoning District: R-2A Property Acreage: 2 Tax ID: 2/17/4.G01
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:

- Plan does not comply with maximum amount of gross land coverage. In addition, 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. Applicant will need to revise plan to comply with maximum permitted amount of land coverage.
- Would like to see proposed planting plan.
- Pool retaining wall needs to be located 30' from side lot line.
- 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.
- 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. The applicant should verify that the proposed driveway layout will meet WCHD standards.
- Demonstrate that the required setback between the level spreader, footing drain and the well are met.
- Provide a detail of the gravel courtyard and gravel driveway.
- Provide a detail of the walkway between the courtyard and patio.
- 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.
- The plan shall show the septic area to be cordoned off during construction.
- Provide spot elevations in the gravel courtyard to demonstrate positive pitch to the collection system.

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