



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: RODRIGUEZ - Addition
Street Location: 3 LONG POND RD
Zoning District: R-1.5A Property Acreage: 1.50 Tax ID: 101.04-3-43
RPRC DECISION: ■ No Decision - Requires Return to RPRC
Date: March 3, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 1, 2016.

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 site plan should be revised to depict the location of the Town-regulated wetland and Town-regulated wetland buffer.
- The site plan should quantify any proposed wetland or wetland buffer disturbance in square feet.
- It appears that the Applicant will need to obtain a wetlands permit for the proposed site activity.
- Plan A0 should be revised to depict a Zoning Conformance Chart.
- The minimum required side yard setback in the R-1.5 Zoning District is 30 feet (not 25').
- Several mature trees are located in the vicinity of the driveway. The site plan should be revised to depict all Town-regulated trees within the area of disturbance. The plans should depict whether the Town-regulated trees are proposed to remain or are proposed to be removed. Any trees proposed to remain should be provided with adequate tree protections measures.
- The site plan should be revised to depict the location of the existing septic system.
- The Westchester County Health Department will need to review the proposed house plans and determine whether the existing septic system is adequate.
- The site plan should be revised to depict existing topography and proposed grading.
- The Applicant will need to submit a building height and maximum exterior wall height exhibit to the satisfaction of the Building Department.
- The Applicant will need to submit Gross Land Coverage calculation backup information.
- The submitted Gross Floor Area Worksheet and backup data are not consistent. Clarify.
- Show all existing site improvements, house, driveway, patios, walls, decks, etc., for comparison to the proposed condition.

- 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 construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.
- 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.
- 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.
- 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.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.

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