



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: TURK 2 - Spa
Street Location: 36 CHESTNUT RIDGE RD
Zoning District: R-2A Property Acreage: 3.72 Tax ID: 94.04-1-34
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: July 22, 2014

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 22, 2014.

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is NOT REQUIRED.

However, the following issues will need to be addressed prior to the issuance of a building permit:

- 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.
- The existing topography shown on the plan does not appear to reflect current field conditions; please verify as this may greatly effect the wall design.
- Provide a construction sequencing plan and show the construction access location on the plan.
- The applicant should provide additional detail on how the proposed developments will impact the existing terraced planter area. A stability analysis should be performed by a licensed engineer to determine if any improvements are needed.
- A global stability analysis should be completed for the proposed retaining wall design.
- Elevation and section views should be included on the plan. The plan should clarify relationships between the spa, patio, deck and residence.
- Proposed grading should be included at the base of the wall to demonstrate how the retaining walls tie into existing conditions, conforms to the details provided for the wall and maintains maximum allowable slopes. Spot elevations should also be included.
- Clarify which existing features will be removed or remain.
- Provide retaining wall details. The details shall clarify how the reinforcing geogrid will be installed or modified in the vicinity of the spa
- Include garden path steps on the site plan and show associated grading.

- The existing drainage pipe outlet from the driveway should be extended beyond the steep slope and directed away from the septic area.
- 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.
- The plan shall show the septic area to be cordoned off during construction.
- Provide construction details for all improvements (driveway, drainage, etc.).
- Provide top and bottom wall elevations for the driveway.

At this time you may coordinate directly with the North Castle Building Department. **DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.**

If you would like to further discuss this matter, please do not hesitate to contact the Building Department.

Adam R. Kaufman, AICP
Director of Planning