



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 Description: Driveway Alteration
Street Location: 1 ROUND HOUSE CT
Zoning District: R-1A Tax ID: 102.04-2-32 Application No.: 2020-2486
RPRC DECISION: RPRC - Requires Planning Board
Date: 03/18/2020

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board approval of the proposed project is **REQUIRED**.

In addition, the following issues will need to be addressed with the Planning Board:

- The site plan should be revised to depict the location of existing Town-regulated trees. Any trees proposed to be removed should be identified on the site plan. It appears that both options would require the removal of Town-regulated trees.
- Option 1 which depicts a second curb cut would require approval of the Planning Board. In addition, the proposed new curbcut appears to be located too close to the Round House Ct intersection with Round House Road.
- Option 2 proposes a greatly expanded driveway. Given the size and location of the parking area, the area may be considered a driveway motor court. If so, the motor court would have to meet the minimum setback requirements of a principal structure. It appears that the goal to have a car turnaround in the driveway could be accomplished with significantly less pavement. A bump out could be added to the existing driveway and accomplish the Applicant's goal. The Applicant should discuss their particular needs with the Planning Board in greater detail.
- The Applicant should submit gross land coverage backup information for review.
- A plan showing the preferred layout option should be submitted by the applicant.
- The plan shall illustrate existing topography and any proposed grading including spot grades as appropriate.

- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, pavement restoration, walkways, sewer and water services, erosion controls, etc.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system 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 and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
- 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.
- 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.
- Sight line profiles shall be provided for any new driveway curb cuts.

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