



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: Nobles - Driveway
Street Location: 143 OLD MT KISCO RD
Zoning District: R-10 Property Acreage: 0.47 Tax ID: 101.03-2-11
RPRC DECISION: ■ No Decision - Requires Return to RPRC
Date: August 13, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on August 13, 2019.

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 proposed second curbcut requires approval of the Planning Board. In the alternative, the site plan can be revised to depict the elimination of the existing curbcut.
- The proposed amount of gross land coverage is very close to the maximum permitted amount. The submitted gross land coverage worksheet and backup data do not match. The plans and backup shall be revised to be consistent and accurate.
- The submitted gross land coverage calculations worksheet shall be signed and sealed by the professional preparing the plan.
- A fence detail should be submitted for review.
- It is recommended that the fence be relocated so that landscaping can be proposed in front of the fence fronting on NYS Route 128.
- The Applicant will be required to obtain a curbcut permit from the Highway Department.
- The site plan shall be revised to depict a minimum of 200' of sight distance in both directions at the proposed driveway intersection with Old Mt. Kisco Road.
- The site plan shall be revised to clearly depict existing and proposed conditions.
- The site plan shall depict the location of the existing septic system.
- The site plan should clarify if the existing shed is being removed.
- The plans shall include a drawing scale and north arrow.
- The plan shall illustrate existing topography and any proposed grading including spot grades as appropriate.
- The plan shall illustrate and note that all driveway curb cuts shall be a maximum of 18 feet wide.
- The plan shall include driveway dimensions, as appropriate, for the proposed platform area and width.

- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, pavement restoration, walkways, erosion controls, etc.
- The plan shall illustrate the location of the existing utilities (well, septic, etc.).
- The existing septic should be protected from construction traffic.
- 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 the Town Engineer 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.
- If no trees are proposed to be removed by this project, the plan shall clearly state so.
- 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.
- It appears that disturbances are proposed in close proximity to the locally-regulated 100-foot wetland buffer and the NYSDEC 100-foot wetland adjacent area. A local Wetland Permit and/or NYSDEC Freshwater Wetland Permit may be required. The applicant shall illustrate the local and/or NYSDEC wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant and/or NYSDEC validation. Notify this office once the wetland boundary has been established in the field so that a determination regarding the need for a Wetland Permit can be made.

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