



# 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: NEW CONSTRUCTION

Street Location: 17 N LAKE RD

Zoning District: R-1A Tax ID: 101.02-2-29 Application No.: 2020-2725

RPRC DECISION: RPRC - Requires Planning Board

Date: 08/07/2020

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

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is REQUIRED.

The following issues will need to be addressed with the Planning Board:

- Based upon existing site conditions and the submitted plan, it appears that significant tree removal is proposed for this site. No tree removal information was submitted to the RPRC for review. If a tree removal permit is being sought, the Applicant should submit a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- The pool is located a significant distance from the house in a location that is heavily treed. It is not clear why a pool has been proposed in this location.
- The proposed pool retaining wall does not meet the minimum side yard setback and will need to be relocated.
- The proposed pool terrace does not meet the side yard setback and will need to be relocated.
- The proposed driveway location near the property line prevents existing and proposed effective landscaping between driveway and 19 N. Lake Road. The driveway should be reconfigured so that screening can be preserved or provided in this location.
- The proposed driveway is over 20' in width and appears to be excessively wide. The driveway should be reduced in width.

- The site plan should be revised to provide a sight distance analysis and demonstrate that 200' of sight distance can be proposed at the driveway intersection with N. Lake Rd.
- The site plan should depict the location of the proposed septic system.
- The gross floor area calculations worksheet does not appear to count the proposed covered porch in the gross floor area calculation as is required.
- The plan shall illustrate all existing improvements (structures, patios, walks, drives, pool, septic, well, drainage, infiltration, etc.) and clarify the limits of those features to be removed.
- The plan shall illustrate existing topography and any proposed grading including spot grades, as appropriate.
- The plan shall include a pool fence and gate detail. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code Requirements.
- The plan shall illustrate and note that all driveway curb cuts shall be a maximum of 18 feet wide.
- 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.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system.
- The plan shall demonstrate that all required separation distances to the existing septic system have been maintained.
- 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 100-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- 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 plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected. 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.

- The restoration of any existing curb cuts should be indicated on the plans.
- Any work performed within the Town Right of Way shall be detailed, per Town Highway Department standards.

At this time you may submit an application for site development plan to the Planning Board.

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

Adam R. Kaufman, AICP  
Director of Planning