



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: ROGAL - Addition
Street Location: 18 CAROLYN PL
Zoning District: R-2A Property Acreage: 2.00 Tax ID: 100.04-1-5
RPRC DECISION: ■ No Decision - Requires Return to RPRC
Date: April 16, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 16, 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:

- It appears that the site contains a stone wall and entry piers, along the property frontage, that did not receive approval from the Town. If approval was not previously secured, the Applicant should legalize the wall construction at this time. The site plan should be revised to depict the wall and entry piers. In addition, a detail for the wall and entry piers should be added to the site plan.
- The submitted gross land coverage calculations worksheet shall be revised to contain the seal and signature of the professional preparing the worksheet.
- The submitted gross floor area calculations worksheet shall be revised to contain the seal and signature of the professional preparing the worksheet. In addition, the Applicant shall submit gross floor area backup information for review.
- The site plan shall be revised to depict the location of the existing drainage easement in favor of the Town of North Castle.
- The local watercourse and buffer shall be updated to reflect the location shown on the previously approved site plan for the house. The proposed patio improvements will be located within the 100' regulated wetland buffer. The land disturbance within the buffer will require 2:1 mitigation. Provide a Wetland Mitigation Plan.
- The existing wall and fence along the property frontage shall be survey located and illustrated on the site plan.
- The existing septic recently failed due to the presence of a drainage pipe underneath the septic fields. The applicant shall clarify if the pipe was rerouted or left in-place as part of a septic repair and provide confirmation from the WCHD that the method of repair is acceptable.

- The WCHD shall provide confirmation that the 10' setback from the septic field to the elevated patio foundation is acceptable.
- The plan notes that the new drainage will connect to an existing underground stormwater system. This office is not aware of any underground stormwater system installed as part of the previously approved house Site Plan. Please clarify.
- All walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer. Provide top and bottom elevations. Provide construction details and specifications on the plan. Engineer's certification of the wall will be required prior to issuance of a Certificate of Occupancy.
- The plan shall illustrate existing topography and any proposed grading including spot grades as appropriate. Label proposed contour lines.
- Provide construction details for all proposed drainage improvements.
- Provide as-built drawing for repaired septic system.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the repair to the on-site wastewater treatment system.
- 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.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- 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.
- 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