



# TOWN OF NORTH CASTLE

WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
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## RPRC DETERMINATION LETTER

Project Description: New construction

Street Location: 21 NETHERMONT AVE

Zoning District: R-5 Tax ID: 122.16-4-41 Application No.: 2020-2947

RPRC DECISION: RPRC - Requires Planning Board

Date: 10/06/2020

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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.

In addition, the following issues should be addressed with the submission to the Planning Board:

- Provide calculations and exhibits demonstrating how average grade was calculated.
- Provide calculations and exhibits demonstrating how roof midpoint was calculated.
- Given the amount of exposed foundation, the basement may be considered a story. Provide calculations and exhibits demonstrating that basement would not be considered a story. If the basement is a story it must be counted in gross floor area. In addition, if the basement is a story, it would appear that the proposed building would exceed the maximum number of stories (2.5)

Definition of Gross Floor Area: ... "basement is considered a "story" in accordance with one of the following three alternative measurements:

Where the finished surface of the floor above the basement is more than six feet above average grade.

Where the finished surface of the floor above the basement is more than six feet above the finished ground level for more than 50% of the total building perimeter.

Where the finished surface of the floor above the basement is more than 12 feet above the finished ground level at any point along the building perimeter."

- The submitted planting plan should be revised to include a plant schedule that includes the common name, scientific name, label, size and quantity of all proposed plants.
- It is noted that the proposed rear retaining walls are located directly on the property line. This configuration creates a significant adverse visual impact to the adjoining property. The retaining walls should be relocated so that screening plantings can be installed at the base of the wall in an effort to mitigate visual impacts.
- The site plan should be revised to depict the location of all Town-regulated trees. In addition, the plan should depict all trees proposed to remain as well as depict (and quantify) trees proposed to be removed.
- Pursuant to Section 308-15.A(11) of the Town Code, the Applicant should prepare a plan detailing the replacement proposed to mitigate impacts from the proposed tree removal.
- The site plan should be revised to depict Town-regulated steep slopes. The plan should also depict (and quantify in square feet) the total proposed amount of Town-regulated steep slope disturbance.
- The Applicant should submit a gross land coverage calculations worksheet for review.
- The Applicant should submit a gross floor area calculations worksheet for review.
- Sight distance profiles have been provided. The sight line plan shall be made part of the signed/sealed site plan set.
- The sight distance profile facing south shall be revised to correctly illustrate the topography. It appears the sight profile to the south is reversed.
- Existing vegetation on the neighboring 29 Nethermont Avenue will likely hinder adequate visibility. Clearing will be required. If so, agreement from the neighbor and a sight easement will be needed.
- It is recommended that the applicant evaluate driveway access from the south side of the lot.
- The plan shall clarify how the slot drain will connect to the 6-inch discharge to the pump chamber.
- The slot drain detail is not appropriate for H-20 loading. Revise and replace as needed.
- The applicant has provided cut and fill volume estimates. It is noted that approximately 900 cubic yards of fill will be imported to the site. Given the narrow roadways in this neighborhood, this office is concerned with the amount of truck traffic required for delivery. Details regarding delivery, staging and stockpiling shall be added to the plan.

- The driveway detail shall be revised to illustrate and note that the maximum curb cut shall be 18 feet wide.
- A north arrow shall be added to Sheet SW-1 (1 of 2).
- The stormwater calculations shall be revised to correctly illustrate the hydrologic soils native to the site. The same hydrologic soil group shall be used for existing and proposed conditions. The hydrologic analysis shall be updated as needed.
- The plan proposes a pumped discharge to the storm system on Nethermont Avenue. We continue to recommend that the applicant evaluate a mitigation system that does not require a pump. If required, design details and sizing calculations for the pump system shall be provided.
- The Highway Department shall opine as to whether a pump discharge is acceptable to discharge to their storm basin.
- The plan shall include design details for the proposed retaining walls. Calculations, prepared by a NYS Licensed Professional Engineer shall be provided to demonstrate adequate factors of safety for sliding, overturning and soil bearing.
- The Site Plan shall clearly state that the proper construction of all walls four (4) feet and greater in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy.
- The retaining wall and stormwater mitigation layout shown on the architect's drawings shall be coordinated with the Engineer's plans. The landscaping shown appears minimal.
- The plans from different Design Professionals shall be cross-referenced to one another.
- Provide driveway dimensions.
- Provide inverts for the proposed sewer service. It appears the basement will need to be served by an ejector pump.
- Provide a saddle connection detail for the sewer service.
- Provide water service details (connections, curb box, valve, etc.) and illustrate the location of the property line curb box.

At this time you must submit an application to the North Castle Planning Board.

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