



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 Name: ODOARDI - New House Construction

Street Location: 22 NETHERMONT AVE

Zoning District: R-5 Property Acreage: 0.16 Tax ID: 122.16-4-7

RPRC DECISION: ☒ Requires Planning Board Review ☒ Requires Architectural Review Board
☐ Requires Conservation Board ☐ Requires Zoning Board of Appeals
☐ Submit to Building Department ☐ Requires Admin Wetlands Permit

Date: November 6, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on November 6, 2019.

The Committee determined that given the environmental constraints of the property and the amount of proposed disturbance, a detailed review by the Planning Board and the Architectural Review Board is warranted.

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

- The site plan depicts walls in excess of six feet in height. Pursuant to Section 355-15.G of the Town Code, retaining walls in excess of 6 feet in height require Planning Board site plan approval.
- The site plan shall be revised to depict the location of the adjacent house footprints.
- The site plan shall be revised to contain a zoning conformance chart.
- The Applicant shall submit a building height exhibit for review.
- The Applicant shall submit a maximum exterior wall height (Section 355-26.D) exhibit for review. The maximum permitted exterior wall height in the R-5 Zoning District is 34 feet.
- The site plan should be revised to depict proposed Town-regulated tree removal. In addition, the Applicant shall submit a tree survey showing those trees designated for removal, other trees within 50 feet of trees proposed for removal and the location of trees removed within the past 12 months. The survey should indicate size, species and any special condition of the tree. Where other activities are proposed in conjunction with this application, all trees within and adjacent (50 feet) to the proposed work should be shown.

- The Applicant should submit a detailed statement of the proposed action which includes a description of the tree(s) proposed to be removed, an explanation of why the trees must be removed, an evaluation of alternatives for relocating improvements in an effort to reduce tree removal and an explanation of the relationship of the tree removal to neighboring properties.
- The Applicant will need to address proposed Town-regulated steep slope disturbance (25%+). The Applicant should submit information indicating the location of any areas of steep slope on the subject property and any hilltop or ridgeline which is visible from any public street or other public property. In addition, the Applicant should quantify the proposed amount of Town-regulated steep slope disturbance in square feet.
- The Applicant should submit gross floor area backup information for review.
- The plan should be revised to reflect the correct property address and Tax Map Number.
- The plan shall illustrate all existing improvements (patios, walks, drives, pool, septic, well, drainage, infiltration, etc.) and clarify the limits of those features to be removed.
- All walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer. Provide construction details and specifications on the plan.
- The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the design professional prior to issuance of a Certificate of Occupancy/Completion.
- 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 a driveway profile to demonstrate compliance with Chapter 355-59 of the Town Code.
- Sight distance profiles should be provided to demonstrate the required 200' minimum sight distance is achieved at the new curb cut. The plans should show any improvements required to increase the sight distance.
- Provide a water and sewer service connection detail.
- There is a current moratorium on new gas connections enforced by Con Edison. Alternative fuel sources shall be shown on the plan.
- There appears to be existing improvements (parking, walkways, etc.) on the subject property being used by the neighboring property. These improvements shall be shown on the site plans. The plans should clarify if these improvements will be removed, or if easements will be established between the property owners.

- Given the new construction, 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.
- All invert elevations of the stormwater detention system and outlet structure shall be coordinated between the plan, detail and calculations.
- Provide a minimum of one foot cover over drain pipes in grass areas and two foot minimum cover in paved areas.
- 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, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.

At this time you may submit plans for the proposed project to the North Castle Planning Board.

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