



TOWN OF NORTH CASTLE

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

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC RETURN LETTER

Project Name: MORANGE - Addition
Street Location: 229 BEDFORD BANKSVILLE RD
Zoning District: R-2A Property Acreage: 7.25 Tax ID: 95.03-2-39
RPRC DECISION: ■ No Decision - Requires Return to RPRC
Date: May 21, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 21, 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 site plan should be revised to depict the location of the existing septic system and well.
- The site plan does not reflect all of the regulated wetland areas on the site. In particular, the stream in the front yard and the associated buffer are not depicted. It appears that all of the proposed new footprint is located within a regulated buffer.
- The site plan should be revised to depict the proposed amount of Town-regulated wetland buffer disturbance in square feet. In addition, a mitigation plan that proposes two square feet for every one square foot of disturbance should be submitted for review.
- The Applicant will need to submit confirmation from the Westchester County Health Department that the existing septic system is adequate to serve the expanded home to the satisfaction of the Building Department. If a new septic system is required, the site plan should be revised to depict the location of that system. Based upon the amount of wetlands on the property, it is likely that any improvements would be within the Town-regulated wetland buffer.
- It appears that much of the Town-regulated wetland buffer is maintained lawn. It is recommended that the mitigation plan depict the conversion of some lawn area back to a naturalized buffer.
- The site plan depicts the removal of four Town-regulated trees, two of which are Town-regulated significant trees. It is recommended that the site plan be revised to depict the planting of several new trees to mitigate the proposed tree removal.
- 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.
- 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 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, 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 and drilled well.
- The plan shall illustrate the location of the existing utilities (well, septic, etc.). Demonstrate that the minimum required WCHD setbacks to the infiltration system/ domestic well/proposed improvements are met.
- 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 this office 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 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.
- 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.
- It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer. A local Wetland Permit will be required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. 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