



# 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 House

Street Location: 27 ORCHARD DR

Zoning District: R-10 Tax ID: 108.01-6-79 Application No.: 2020-2666

RPRC DECISION: RPRC - Requires Planning Board

Date: 07/07/2020

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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 NOT REQUIRED.

However, the following issues will need to be addressed prior to the issuance of a building permit:

- The site plan depicts walls in excess of six feet. Pursuant to Section 355-15.G(1) of the Town Code any wall in excess of six feet in height requires the approval of the Planning Board. In the alternative, the plans can be revised to limit retaining wall height to below six feet.
- The Town Engineer shall confirm that the proposed sight distance at the proposed driveway is acceptable.
- All of the Town-regulated trees on the lot are proposed to be removed (26 trees). It is recommended that the Applicant propose additional screening along the rear property line and eastern property line. The plan should be revised to include the type of screening proposed and size of screening proposed.
- The submitted maximum exterior wall height calculation is not correct. The measurement should be from the lowest elevation to the midpoint of the roof (bottom of french doors at rear of house – not adjacent land grade). Based upon the submitted documentation, it appears that the rear elevation maximum exterior wall height does not comply with the maximum permitted height of 34 feet in the R-10 Zoning District. The height shall be reduced to 34 feet or the Applicant will need to seek a variance from the Zoning Board of Appeals.
- There is grading proposed on both adjoining lots to the east and west. The current grades of these lots should be updated on the site plan. For instance, there is  $\pm 6$  feet of proposed fill shown in the front yard of the western neighboring lot. The status of this work should be clarified.

- Similarly, the proposed rain garden is shown in approximately 5 feet of fill immediately adjacent to the property line without any retaining walls or off-site grading. All grading associated with the rain garden should be illustrated.
- A conceptual development plan for the vacant lot to the east should be submitted so the overall development can be reviewed comprehensively. The potential impacts resulting from the development of both lots with regard to drainage, grading, well location, etc. must be evaluated.
- All walls greater than four (4) feet in height shall be designed by a New York State Licensed Professional Engineer. Provide design calculations and include 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.
- Any required off-site grading shall be clearly illustrated.
- The proposed electrical service should be relocated to the west side of the retaining walls to avoid a potential crossing beneath the wall.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation systems 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 rims, inverts, pipe size and material for all drainage facilities.
- There appears to be a large amount of fill required in the area of the infiltration system. We note that only the top 25% of the chambers can be located within fill. This will result in a deep system. It is not clear how the interconnection to the rain garden will function and whether the emergency overflow will operate as intended.
- We note that the development of the lot to the east ultimately required the removal of the rain garden and expansion of the infiltration system. A similar design approach should be taken on this lot as well. In addition, stormwater mitigation and design calculations shall be provided to demonstrate mitigation for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour design storm event.
- Assuming all required separations and setbacks to the drilled well (and the well on the adjoining lot to be developed) can be met, the applicant should consider eliminating the rain garden and treating the driveway with the infiltration system.
- The overflow system for the infiltration and the rain garden should be clarified. Provide any necessary details.

- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed drilled well. Any approvals may require subsequent verification pending a revised stormwater mitigation system design.
- If still proposed, a design specific detail for the rain garden shall be provided.

At this time you may coordinate directly with the North Castle Building Department. **DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.**

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

Adam R. Kaufman, AICP  
Director of Planning