



# 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](http://www.northcastleny.com)

## RPRC DETERMINATION LETTER

Project Description: MOTOR COURT

Street Location: 4 SHOEMAKER LN

Zoning District: R1A Tax ID: 101.03-2-7.5 Application No.: 2020-2691

RPRC DECISION: RPRC - Requires Planning Board

Date: 07/21/2020

---

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board approval of the proposed project is **REQUIRED**.

The following issues should be addressed with the Planning Board:

- The net lot area used in the gross land coverage calculations worksheet is not correct. Lot 5 of the subdivision has a net lot area of 1.117 acres (not 1.308 acres). The worksheet should be updated.
- The proposal includes the construction of a motorcourt, which would eliminate the previously approved rain garden. An underground infiltration system is now proposed to capture and treat the motorcourt and roof area. The overflow for the system shall connect to the drainage system in the street, and not discharge to the swale in the neighbor's rear yard.
- Proposed grading is shown outside of the property line. The plan should show any required easements for the grading. Also, the grading appears to tie into an existing curb and retaining wall. The status of these off-site improvement should be clarified and shown in their entirety.
- Deep and percolation tests need to be witnessed by the Town Engineer. Contact this office to schedule testing.
- Our files indicate the well was previously approved to be located in front of the house. If a new well in the rear yard is proposed, the applicant should provide a copy of the WCHD approval.
- The status of the existing water system should be clarified. If the previously approved well is already constructed, it must be abandoned, per WCHD regulations.

- Inspection ports should be provided for maintenance on the stormwater system. The infiltration chambers will have approximately 15 feet of cover. The maximum soil cover, per the manufacturer's specifications, is 12 feet. The system should be revised accordingly. Additionally, more substantial methods of access and maintenance are required, such as a manhole risers, inlet structure, etc.
- The proposed slope should be stabilized using erosion control matting. Provide a detail for the matting.
- The submitted landscaping plan reflects the previous approval. It should be updated to show the current proposed action. In addition, the Applicant should give consideration to providing landscaping around the proposed motorcourt (hedge, etc.).

At this time you may coordinate directly with the North Castle Planning Department.

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

Adam R. Kaufman, AICP  
Director of Planning