



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 RETURN LETTER

Application Number: 2020-2760

Street Location: 45 BYRAM RIDGE RD

Zoning District: R-1A Property Acreage: 1.1 Tax ID: 101.03-3-24

RPRC DECISION: OPEN

Date: 08/24/2020

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on August 18, 2020 .

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:

- A creative and Robust Landscaping plan prepared by a professional Landscape Architect.
- Colors and materials of the proposed house.
- Update plans showing that a new septic system is proposed.
- The site plan should be revised to include a zoning conformance table.
- The maximum exterior wall height calculation on the left side is not correct. Max Exterior Wall Height should be measured from the bottom of the proposed well to the midpoint of the roof.
- It is not clear whether the existing curbcut is going to be preserved. The site plan should be revised to depict that adequate sight distance is provided at the driveway. If a new curbcut/driveway is proposed, the Applicant will need to obtain a curbcut permit from the Highway Department.
- The gross land coverage calculations worksheet has a GLC of 5,883 square feet while the backup data depicts a GLC of 5,800. The discrepancy should be addressed.
- The gross floor area calculations worksheet has a GFA of 6,369 square feet while the backup data depicts a GFA of 6,341 square feet. The discrepancy should be addressed.
- The location of the property line should be clarified. There appears to be two similar lines offset with dimension pulled to each.
- The site plan shall illustrate the entire property limits.
- Provide an Existing Conditions Plan illustrating all features and those to be removed, including but not limited to, the residence, drive, walks, well, septic, overhead utilities, etc.
- Illustrate existing topography.
- The improvements within the Town right-of-way will require a Street Opening Permit from the Highway Department. All proposed improvements shall be detailed, per the Town Highway Department standards.

- The plan shall demonstrate that the minimum required Westchester County Department of Health (WCHD) setbacks to the infiltration system/domestic well/proposed improvements are met. The proposed storm connection for the slot drain is not shown on the plan. Assuming it will discharge to the infiltration system, we note that the WCHD requires a separation of 100 feet to a drilled well for infiltration systems collecting runoff from paved surfaces (drives). The plan shall be revised accordingly.
- The Slot Drain Detail does not seem appropriate for use in the drive. Please replace the structure with one suitable for H-20 loading.
- Provide a copy of the WCHD Approval for the proposed modifications/replacement of the on-site wastewater treatment system and drilled well.
- 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 the areas of the proposed septic field and infiltration area to be cordoned off from construction traffic during construction.
- As shown, it appears that at least two (2) additional trees will require removal in the vicinity of the infiltration system and associated grading, as well as 3-4 trees for the proposed septic field and grading. This should be reviewed and revised, as needed. The plan shall also clearly illustrate all existing trees to be protected.
- The proposed finished floor elevation is shown to only be six (6) inches above adjacent surrounding grade. Please verify and revise as needed.
- 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. Rainfall data shall be taken from the NRCS Extreme Precipitation Data.
- The plan should locate the proposed footing drain discharge, as well as the area drain for the exterior basement window wells.
- All proposed drain pipes, including the roof drain piping, should have a minimum of one (1) foot of soil cover.
- Provide construction details for the proposed pipe trenching, pavement, curbing and roof leaders.
- The Trench Drain Detail indicates a four (4) inch total height. However, six (6) inch diameter piping is proposed. The trench drain should be revised to accommodate the six (6) inch pipe and adequate cover.
- An emergency overflow control must be provided for the infiltration system.
- Plan Reviewed, prepared by Gabriel E. Senor, P.C., dated July 30, 2020:
- Stormwater Pollution Prevention Plan and Erosion Control Plan (Sheet 1 of 1)

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