



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: 2020-2761

Street Location: 5 ROSE HILL DR

Zoning District: R-10 Property Acreage: 0.47 Tax ID: 108.01-2-59

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:

- Submission of a landscaping plan.
- Submission of house color exhibit.
- 2 trees are proposed to be removed; however, based upon a site visit the trees have already been removed. In addition, 8 trees were removed last year (permitted). It is recommended that the Applicant provide a landscaping plan for review. Pursuant to Section 308-25.C of the Town Code, when trees are removed without a permit, the removal shall be subject to a tree replacement plan approved by the Planning Board.
- The elevations should be revised to depict proposed Building Height (average grade to roof midpoint) and Maximum Exterior Wall Height (lowest grade to roof midpoint).
- The site plan should be revised to depict that adequate sight distance is provided at the driveway. The Applicant will need to obtain a curbcut permit from the Highway Department.
- The Applicant should submit a gross floor area calculations worksheet and backup data for review.
- The Zoning Conformance Chart should be revised to indicate that the property is located in the R-10, not R-2A Zoning District.

- The plan should show the location of the existing sewer service and clarify if the existing service will be reused. Any proposed sewer improvement should be shown and detailed.
- The applicant should modify the drainage and grading to collect as much of the driveway runoff as possible.
- The plan shall illustrate and note that all driveway curb cuts shall be a maximum of 18 feet wide.
- The plan should clarify how the existing curb cut will be restored. Modifications in the 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 clearly note that connections to the existing catch basin in Rose Hill Drive shall be parged on both sides of the structure (interior and exterior).
- The plan should locate the proposed footing drain discharge, as well as the area drain for the exterior basement staircase.
- Based on the HydroCad model, the flow into the detention system equals to outflow. The hydrologic calculations should be refined to demonstrate the system's detention capabilities.

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