



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 Name: 82-84 ROUND HILL ROAD - New House Construction
Street Location: 84 ROUND HILL RD
Zoning District: R-2A Property Acreage: 2.28 Tax ID: 102.03-1-39
RPRC DECISION: ☐ Requires Planning Board Review ☒ Requires Architectural Review Board
☒ Requires Conservation Board ☐ Requires Zoning Board of Appeals
☒ Submit to Building Department ☒ Requires Admin Wetlands Permit
Date: March 20, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 19, 2019.

The Committee determined that given the environmental constraints of the property and the proposed design of the house, a detailed review by the Conservation Board and Architectural Review Board is warranted.

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

- The site plan should be revised to include a note stating that the existing structure is proposed to be removed to the satisfaction of the Planning Department.
- The Applicant should provide gross floor area calculations worksheet and backup information to the satisfaction of the Planning Department.
- In general, the floor plans should be revised to clearly depict the proposed use of each room. As depicted uses are not clear for some rooms.
- The site plan depicts proposed stormwater mitigation practice within the Town-regulated wetland buffer. Typically this type of disturbance within the buffer is not approved. The Applicant will need to seek a wetlands permit for the proposed disturbance. In addition, the Applicant will need to prepare a 2:1 mitigation plan for review.
- The site plan depicts the removal of 13 Town-regulated trees.
- The Applicant shall prepare a landscaping plan to the satisfaction of the Planning Department. Particular attention should be paid to the northern and southern property lines.
- Based on the NYSDEC Stormwater Management Design Manual, rain gardens are limited to a maximum drainage area of 1,000 s.f. Alternative stormwater practices should be considered.
- Provide erosion controls for the demolition of the existing improvements.
- The limit of disturbance should be generally expanded to allow for realistic construction access.
- The limit of disturbance should be expanded to include the demolition and installation of the stabilized construction entrance.

- The plan shall illustrate a pool fence. Provide a pool fence detail.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, 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.
- Additional drainage should be added to collect and treat runoff generated by the driveway.
- The applicant shall perform deep and percolation soil testing 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 stormwater mitigation design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface or a 6 inch pool drawdown volume; whichever is greater. Provide details of the stormwater mitigation system.
- Pre-treatment and an emergency overflow must be provided for the stormwater mitigation practice. Provide sizing calculations and details.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Show the connection between the pool equipment and drawdown mitigation practice.
- All trees 8 inches dbh or greater located within or 10 feet beyond the proposed limit of disturbance shall be shown on the plan. Indicate trees to be removed and/or protected.
- More substantial erosion controls should be installed to protect the lake from sediment. A temporary sediment trap should be installed prior to any uphill disturbance.
- It appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer and the NYSDEC wetland check zone. A local Wetland Permit and/or NYSDEC Freshwater Wetland Permit may be required. The applicant shall illustrate the local and/or NYSDEC wetland boundary and regulated 100 foot buffer on the plan for verification by the Town Wetland Consultant and/or NYSDEC validation. Notify the Town Engineer once the wetland boundary has been established in the field.

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