



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: 2021-0003

Street Location: 5 QUINBY RIDGE RD

Zoning District: R-2A Property Acreage: 2.02 Tax ID: 107.02-2-7

RPRC DECISION: OPEN

Date: 01/19/2021

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on January 19, 2021. 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:

- The site plan should be revised to identify the location of all trees proposed to be removed (location, size and species).
- The Applicant should submit elevations for the proposed screened in porch.
- The Applicant should submit a Gross Land Coverage Calculations and Gross Floor Area worksheets that include the proposed screened porch.
- The Applicant should provide a landscaping plan for the base and in-between the proposed retaining walls.
- The Applicant should submit gross floor area backup information for review.
- The plan shall clarify what modifications are required in the location of the existing area to be converted to lawn.
- The plan shall illustrate the proposed grading on the east portion of the proposed pool.
- The plan shall demonstrate that the minimum required WCHD setbacks to the infiltration system/domestic well/proposed improvements are met.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test location and results shall be shown on the plan. Contact this office to schedule the testing.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event or a six (6) inch pool drawdown volume (without benefit of percolation), whichever is greater. Provide details of the stormwater mitigation system.

- Provide rim, inverts, size, and material for all drainage facilities. Provide details.
- The plan shall include an emergency overflow for the proposed stormwater mitigation practice to a stabilized outfall. Provide details.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The plan shall demonstrate that the minimum required WCHD setbacks to the infiltration system/domestic well/proposed improvements are met.
- The plan shall illustrate all trees 8 inches dbh or greater location within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- The plan shall show the septic system to be cordoned off during construction.

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