



# 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

## RPRC RETURN LETTER

Application Number: 2021-0111

Street Location: 4 VALLEY LN

Zoning District: R-1.5A      Property Acreage: 1.19      Tax ID: 102.03-1-67

RPRC DECISION: OPEN

Date: 03/02/2021

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 2, 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 depict proposed tree removal.
- The site plan should be revised to a tree removal mitigation plan.
- The site plan should be revised to depict tree protection measures.
- The Applicant is encouraged to prepare an arborist's report regarding tree removal and tree preservation.
- The proposed stoop can only extend three feet into the side yard setback. The site plan should be revised to dimension this distance.
- The Town Code, requires that generators be adequately screened. The site plan should be revised to depict such screening.
- The Applicant should provide GLC backup data for review.
- A Building Height exhibit should be submitted for review (average grade to roof midpoint). Building Height can't exceed 30 feet.
- A Maximum Exterior Wall Height exhibit should be submitted for review (lowest grade to roof midpoint). Max Ext Wall Height can't exceed 36 feet.
- It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer and the New York State Department of Environmental Conservation (NYSDEC) 100-foot wetland adjacent area from an off-site NYSDEC Wetland K-29. 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 Wetland Validation. Notify this office once the wetland boundary has been established in the field, so that a determination regarding the need for a Wetland Permit can be made. If required, the applicant shall prepare a Wetland Mitigation Plan in accordance with Chapter 340, Wetlands and Watercourse Protection, of the Town Code.
- It appears that disturbance is proposed within a 100-year FEMA Floodplain Zone A. A Floodplain Development Permit will be required in accordance with Chapter 109, Flood Damage Prevention, of the Town Code. The plan shall demonstrate that compensatory flood storage has been provided to off-set the proposed fill in the floodplain. The floodplain limit shall be illustrated on the plan.

- The plan shall illustrate all existing improvements (patios, walks, drives, pool, septic, well, drainage, infiltration, etc.) and clarify the limits of those features to be removed.
- The applicant shall submit a Landscape Plan. The plan shall be signed and sealed by a NYS Design Professional.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system.
- 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 locations 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. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Provide detail.
- 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 all trees eight (8) inches dbh or greater located within and ten (10) feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, tree protection, stockpile, construction sequence, etc. Provide details.
- The plan shall illustrate the existing septic system leaching field to be cordoned off during construction.
- The plan shall include the following details:
  - o Patio Section Detail
  - o Retaining Wall Detail

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