



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 Description: New construction
Street Location: 3 DEER RIDGE LN
Zoning District: R2A Tax ID: 100.04-2-20.5 Application No.: 2021-0348
RPRC DECISION: RPRC - Submit to Building Department
Date: 05/04/2021

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is NOT REQUIRED.

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

- The GLC Worksheet and GFA Worksheet shall be revised to utilize the net lot area for Lot 5 as depicted on the Deer Ridge subdivision plat 2.192 acres.
- The proposed building height exceeds the maximum permitted height of 30 feet.
- The plans should be revised to depict maximum exterior wall height (lowest grade to roof midpoint). In the R-2A Zoning District, this height can't exceed 38 feet.
- The gross floor area worksheet and backup should be revised to include the proposed covered porch.
- The site plan should be revised to dimension the proposed chimney intrusion into the side yard setback. The chimney can't project more than 3 feet into the side yard.
- The plans should include a detail for the proposed pervious motorcourt demonstrating that the motorcourt would not be considered land coverage (grass growing through product would be partially exempt).
- As illustrated, the location of the proposed driveway is in a different location than what was approved with the Deer Ridge Subdivision Approval. Given this, the plan shall include a sight line plan and profile for the proposed driveway location demonstrating adequate visibility for a minimum of 200 feet.

- As illustrated, the plan proposes retaining walls greater than six (6) feet in height. The plans shall be revised to reduce proposed wall heights to less than 6 feet in height.
- The plan shall clearly note that all walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer. Provide construction details and specifications on the plan.
- The plan shall clearly note that the construction of all walls greater than four (4) feet in height shall be certified by the design professional prior to issuance of a Certificate of Occupancy/Completion.
- It is noted the proposed grading plan is substantially different from the approved Deer Ridge Subdivision grading plan requiring cuts and fills of approximately 10-12 feet. The applicant shall provide a cut and full calculation on the plan.
- The applicant shall provide confirmation that the drainage easement for subdivision would permit the proposed location of the fence at the rear of the site. We recommend, at a minimum, that the proposed fence be relocated at least 15 feet back from the banks of the existing detention basin to provide adequate access for future long-term maintenance.
- The plan shall include a pool fence and gate detail. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.
- The proposed driveway profile shall be extended to the existing edge of pavement on the Town right-of-way. The profile shall include the appropriate vertical geometry to demonstrate compliance with Chapter 355-59, Driveways, of the Town Code.
- The plan shall include the stationing for the proposed driveway horizontal alignment.
- The stormwater design proposes to mitigate the increased impervious surface, as compared to the approved subdivision plan. However, the rain garden approved as part of the subdivision is no longer proposed and has been replaced by a single infiltration practice. The proposed infiltration system shall be designed and sized to accommodate the total stormwater runoff generated by all impervious surface from the proposed development. The plan and stormwater calculation shall be revised accordingly.
- The applicant is required to 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 the Town Engineer to schedule the testing.
- The proposed infiltration system shall be relocated at least 15 feet from the rear of the proposed retaining wall to the comply with recommended Westchester County Department of Health (WCHD) separation distance. The plan shall be revised accordingly.

- The plan illustrates the proposed motor court to be a 50% pervious surface. The plan shall illustrate stormwater design calculations for the motor court pavement section. If needed, additional soil testing will be required to demonstrate if the underlying soil will be able to accept the stormwater runoff generated. Provide details.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The grading plan shall illustrate all existing trees to be removed or protected.
- Provide a copy of the WCHD Approval for the proposed on site wastewater treatment system and drilled well.
- The plan shall illustrate the proposed septic system treatment area to be cordoned off during construction.
- The proposed grading on the northwest portion of the proposed development shall be revised to ensure the top of the proposed retaining wall is not lower than the proposed land grading. The plan shall be revised accordingly.
- The plan shall include construction sequencing notes.
- The project proposes disturbances over one (1) acre. The applicant will be required to obtain coverage under the New York State Department of Environmental Conservation (NYSDEC) General Permit G-0-20-001 for Stormwater Discharge from Construction Activity. A Notice of Intent (NOI) and MS4 SWPPP Acceptance Form will need to be filed with the NYSDEC. Submit draft copies to the Town Engineer for review. If coverage is still active as part of the original subdivision, a transfer of coverage may be appropriate. Contact the Town Engineer to discuss.
- The plans shall include a note indicating the source of the survey and topographic data, including the referenced datum, utilized for the development of the plan.
- The plan shall include a retaining wall utility penetration detail.
- The site plans and architectural plans shall be cross reference to each other.

At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit application directly to 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.