



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: 2021-0721

Street Location: 9 Quaker Meeting House Road

Zoning District: R-1A Property Acreage: 1.07 TaxID: 108.03-1-18

RPRC DECISION: OPEN

Date: August 3, 2021

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on August 3, 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 deck addition that does not meet the minimum side yard setback shall be removed or the Applicant will need to seek a variance from the Zoning Board of Appeals.
- The proposed decorative driveway bands located in the Quaker Meeting House ROW should be relocated to be [five feet off the curb](#) per Highway Department regulations.
- The Applicant is within 13 feet of the maximum permitted gross land coverage. The Applicant should submit a GLC backup exhibit that graphically depicts all existing and proposed GLC with the square footage of each element (see GLC worksheet instructions for further detail).
- The proposed tree in the Quaker Meeting House ROW should be relocated to the subject parcel.
- The proposed nature path should be removed from the plans.
- The project plans include an approximate wetland boundary which differs considerably from the wetland boundary shown on the Leisure Farm Subdivision Filed Map. The wetland boundary touches the retaining wall at the southern property line and extends northerly to a point on the northern property line which is midway between the retaining wall and wetland edge shown on the applicant's site plan. If the Filed Map wetland boundary was used, a majority of the proposed improvements would be located within the wetland buffer and a Wetland Permit would be required for the project. The applicant will need to have the wetland boundary flagged in the field by a Wetland/Soil Professional and verified by the Town Wetland Consultant. Please notify the Town Engineer once the wetland boundary has been established in the field. Upon verification, the wetland flags will need to be surveyed and boundary included on the Site Plan.

- The applicant will need to perform deep and percolation soil testing to be witnessed by the Town Engineer at the location of the proposed stormwater infiltrators. The test locations and results shall be shown on the project plans. Contact this office to schedule the testing.
- The project plans should include drains and piping required to collect the runoff and discharge to the stormwater treatment system.
- The plans should provide construction details for the drainage system, retaining walls, patio, decorative driveway bands.
- The application includes stormwater calculations for the sizing of the infiltrator system which will mitigate runoff for the disturbed portions of the site. We assume the same infiltration system will be used to mitigate the pool drawdown volume. Please calculate for the pool drawdown. Also, show the connection between the pool equipment and the infiltration system.
- Please show all existing wells within the area and confirm the infiltration system complies with the setback requirements from the wells.
- The Town Building Inspector should review the proposed wall and fence design to confirm that the necessary safety improvements are provided.

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