



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: DRIVEWAY EXPANSION

Street Location: 5 EMMALON AVE

Zoning District: R-2F Tax ID: 122.12-4-67 Application No.: 2021-0773

RPRC DECISION: RPRC - Requires Planning Board

Date: 11/02/2021

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

The Committee determined that Planning Board approval of the proposed project is **REQUIRED**.

The following issues will need to be addressed with the Planning Board:

- The previously submitted gross land coverage worksheet identified the home as having a footprint of 1,800 square feet. The current worksheet revised that number to be 1,080 square feet. The Applicant should explain the change and provide a gross land coverage backup exhibit.
- Driveway curb cut improvements will require a Curb Cut Permit from the North Castle Highway Department.
- A retaining wall is proposed along the south, west and north edge of the driveway. The plan depicts a four (4) foot high maximum retaining wall. The existing topography will require the wall height to be higher (significantly). If the wall height exceeds four (4) feet in height, the wall will need to be designed for overturning and sliding. In addition, the wall will need to be constructed under the supervision of a Design Professional who will need to certify the wall's conformance to the design.
- The width of the drive aisle is not specified; however, it appears to be less than eight (8) feet wide. The ability of a vehicle to maneuver around the building should be illustrated.
- The root system of a large tree on the neighboring property will likely be impacted with the excavation for the wall in the vicinity of Emmalon Avenue. Also, the wall cannot be constructed without excavation onto the neighboring property. The applicant should confirm agreement with the neighboring property owner. All trees to be removed should be listed on the plan.

- The proposed trench drain with infiltration, through its bottom slab, is proposed where the driveway meets the roadway. This is a benefited mitigation of the stormwater, if adequate soil and percolation is available. Please contact the Town Engineer to schedule testing.
- Existing asphalt is proposed to be replaced with a gravel surface. Also new expanded portion of driveway is proposed as a gravel surface. Driveway curb cut improvements will require a Curb Cut Permit from the North Castle Highway Department. The Highway Department will request that the first ten (10) feet of the driveway be a finished asphalt surface.

At this time, you must submit an [application to the Planning Board](#) addressing the above issues.

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