



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: 2021-0773

Street Location: 5 EMMALON AVE

Zoning District: R-2F Property Acreage: 0.11 Tax ID: 122.12-4-67

RPRC DECISION: OPEN

Date: 08/17/2021

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on August 17, 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:

- Any additional land coverage will put the proposed amount of GLC above the maximum permitted amount. A GLC variance from the ZBA may be necessary.
- The Applicant should provide gross land coverage backup exhibit.
- 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 office to schedule testing.
- 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.
- 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 topography provided does not permit the wall height to be accurately determined. 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.
- Three (3), 8' wide x 18' long parking spaces are shown on the plan. The Town Zoning Code specifies parking spaces to be 9' wide x 18' long and if enclosed by walls, spaces should be 10' wide by 20' long.
- The width of the drive aisle is not specified; however, it appears to be less than eight (8) feet wide. The single parking space at the roadway does not allow room for other vehicles to pass.
- Also, 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.

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