



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: 4 LEDGEWOOD PL

Zoning District: R-2A Tax ID: 107.02-2-46 Application No.: 2021-0939

RPRC DECISION: RPRC - Requires Planning Board

Date: 10/19/2021

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 **REQUIRED**.

The following issues will need to be addressed prior to the submission of the application to the Planning Board:

- The submitted elevations should be revised to depict Building Height (average grade to roof midpoint) and Max Ext. Wall Height (lowest grade to roof midpoint).
- The proposed future pool should be removed from the plans is not proposed to be constructed at this time.
- The landscape plan should be enhanced along the existing driveway between the driveway and 6 LedgeWOOD. While the landscaping plan depicts new trees, the plan should be revised to depict understory screening and a privacy fence.
- The site plan should be revised to depict new underground electric service pursuant to Section 355-17 of the Town Code.
- The site plan does not depict the construction of a new septic system or well. The Applicant should confirm that the Westchester County Health Department will permit the re-use of the existing well and septic.
- The site plan should include a chart that summarizes proposed Town-regulated tree removal, proposed Town-regulated wetland impacts (in sq. ft.), Town regulated wetland buffer impacts (in sq. ft.) as well as proposed wetland mitigation area (in sq. ft.).

- Plan L-701 states 19,878 sq. ft. of wetland disturbance is proposed. However, it appears that this information may not be correct and represents wetland buffer disturbance. The Applicant should confirm.
- The wetland buffer impact chart also states that disturbance is required for tree removal. Based upon the plan, it appears that the disturbance is proposed for tree stump removal, and not live tree removal. If so, please clarify on plan. Any Town-regulated tree removal should be depicted on the plan and quantified in the chart referenced above.
- The site plan depicts a shed and coop. The plans should be revised to indicate whether the structures are proposed to remain or be removed. If remain, the Applicant should submit documentation from the Building Department confirming that the structures are properly permitted. If not, the Applicant should legalize the structure at this time. It appears that the coop may not meet the minimum required rear yard setback. In addition, the GFA and GLC worksheets and backup data should be revised to include these structures.
- The plan shall illustrate proposed grading including spot grades as appropriate.
- The plan shall illustrate and note that all driveway curb cuts shall be a maximum of 18 feet wide.
- The plan shall include driveway dimensions, as appropriate, for the proposed platform area and width.
- Please provide drainage collection and discharge from the driveway. Driveway drainage should include water quality treatment considering its proximity to the wetlands. The house runoff should also include water quality treatment.
- As Per NYSDEC guidelines, infiltration chambers shall be installed in virgin soils and cannot be installed on slopes with grades steeper than 15% or in fill sections greater than the top quarter of the drywell system. Please provide deep test hole data and proposed site grading. A cross section of the proposed infiltration system would be helpful.
- The infiltration should comply with WCHD Regulations regarding setbacks from wells and septic systems. Please provide the setbacks on the plan.
- The plan shall illustrate the roof drain and drainage pipe connections on the site plan. Include the size, slope and material.
- The plan shall illustrate the footing drain and basement drainage location on the site plan. Include the size, slope and material. Provide outlet protection.
- Provide invert elevations for all drainage facilities. The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Provide details.

- Provide a copy of the WCHD Approval for the proposed on-site wastewater treatment system. Please show the proposed septic system on the site plan.
- The plan proposes disturbances within the locally-regulated 100-foot wetland buffer. A local Wetland Permit is required.

At this time, you must submit a site plan application to the Planning Board addressing the above issues.

If you would like to further discuss this matter, please do not hesitate to contact the Planning Department.

Adam R. Kaufman, AICP
Director of Planning