



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: 2021-1180

Street Location: 14 CAREY DR

Zoning District: R-2A Property Acreage: 2.69 Tax ID: 102.02-1-7

RPRC DECISION: OPEN

Date: December 21, 2021

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on December 21, 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:

- Portions of the proposed pool patio and spa do not meet the minimum required side yard setback. It is not clear why the pool complex can't be constructed at the rear, in the proposed lawn area and meet the minimum requirements of the Town Code. In addition, this lot may be a part of a Conservation Subdivision. If so, the required side yard setback may be 25 feet, not 30 feet. The Applicant should provide additional information regarding the minimum required setbacks for this lot.
- The site plan should be revised to depict any proposed Town-regulated tree removal. The site plan should note if any tree removal is proposed in the "lower terrace" level. If tree removal is proposed, the Applicant should return to the RPRC for further evaluation.
- The steep slope analysis should be revised to indicate the total amount of proposed steep slope disturbance (in sq. ft.).
- The Applicant should submit a gross land coverage backup exhibit for review.
- A wetland is located at the rear of the property. The Town Engineer should confirm the depicted wetland boundary and buffer line. Regardless, it appears that the proposed improvements are located outside of the wetland buffer.
- The wall, however, only looks to be three (3) feet high within certain locations.
- The applicant may require a side yard variance from the Zoning Board of Appeals.
- Provide fence and gate details, including height, material, post installation, etc. The plan shall delineate the limits of each fence type and locate all gates.

- The plan shall demonstrate that all required separation distances are not between the stormwater infiltration and the existing drilled well.
- Provide stormwater mitigation design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event or a six (6) inch pool drawdown volume; whichever is greater. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.

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 914-273-3000 x43.

Adam R. Kaufman, AICP
Director of Planning