



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: 2022-0008

Street Location: 710 BEDFORD RD

Zoning District: R-2A Property Acreage: 4.67 Tax ID: 95.03-1-2

RPRC DECISION: OPEN

Date: 01/18/2022

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on January 18, 2022.

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 plan may propose disturbances within the locally-regulated 100-foot wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field. If disturbance is proposed within 100 feet of a wetland, the applicant will be required to comply with Chapter 340, Wetlands and Watercourse Protection, of the Town Code.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact the Town Engineer to schedule the testing.
- 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.
- The plan shall include the proposed stormwater collection and piping system. Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Please direct the discharge to a location which will not discharge onto the neighboring property.

- The Applicant will need to demonstrate to the satisfaction of the Building Department that the existing property fencing meets pool barrier requirements.
- The site plan depicts the removal of 9 Town-regulated trees. It is recommended that the Applicant prepare a mitigation/screening plan. Particular attention should be paid to screening the pool activity area along the northern property line.

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