



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: Patio and regrading

Street Location: 26 CHESTNUT RIDGE RD

Zoning District: R-2A Tax ID: 94.04-1-39 Application No.: 2022-0154

RPRC DECISION: RPRC - Requires Planning Board

Date: 03/16/2022

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 site plan should indicate whether any Town-regulated trees were removed from the site. If so, the site plan should be revised to depict the number and location of trees removed.
- The Applicant should explain the need for the proposed fill on the property. It appears that the site had a reasonably usable front and rear yard.
- The rear yard fill pad is several feet high and is visible from the adjacent property. The Planning Board should give consideration to whether the fill should be fully removed, partially removed or whether a wall should be constructed to retain the fill and provide a more aesthetic condition. Additionally, a screening plan should be prepared.
- The Applicant will need to obtain a fill permit from the Building Department.
- It appears the site was previously disturbed by filling. The applicant should provide a chain of custody of the imported fill and copies of all testing of the material previously imported.
- The applicant shall include a note on the plans stating: "All imported soil shall comply with Federal, State or Local regulations."
- The plans shall include a note indicating the source of the survey and topographic data, including the referenced datum, utilized for the development of the plan.
- The plan shall include dimensions, as appropriate, for the proposed patio area and setbacks for the existing septic system.

- Provide construction details for all proposed improvements, including, but not limited to, drainage, patio and walkways.
- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well have been maintained.
- 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 this office to schedule the testing.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event.
- Pre-treatment and an emergency overflow controls must be provided for the infiltration system. Provide sizing calculations and outlet protection details.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.

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

DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.

If blasting or rock chipping is proposed, a permit pursuant to Chapter 122 is required.

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