



# 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: 2022-0357

Street Location: 246 BEDFORD

BANKSVILLE RD

Zoning District: R-2A      Property Acreage: 2.23      Tax ID: 95.03-2-50

RPRC DECISION: OPEN

Date: 05/17/2022

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 17, 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 site plan should depict screening for 242 Bedford Banksville Road.
- The Applicant should apply for any tree removal at this time.
- The pavilion plans shall contain the seal and signature of the professional preparing the plans.
- The plan shall illustrate proposed grading including spot grades as appropriate (top and bottom of walls).
- The site plan shall include a pool fence and gate. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.
- The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the design professional prior to issuance of a Certificate of Occupancy/Completion.
- Show the location of the existing septic primary and expansion areas on the plan.
- The plan shall illustrate the location of the existing utilities.
- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well have been maintained.
- Provide construction details for all proposed improvements.

- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in runoff for the 25-year, 24-hour design storm event or a six (6) inch pool drawdown volume; whichever is greater.
- As Per NYSDEC guidelines, infiltration chambers shall be installed in virgin soils and can not be installed on slopes with grades steeper than 15% or in fill sections greater than the top quarter of the drywell system.
- Pre-treatment 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 the connection between the pool equipment and drawdown mitigation practice.
- 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.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details. Soil stockpile and concrete washout on paved driveway will likely direct runoff to points below. Please address.

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