



# 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: Tear down and new construction.  
Street Location: 3 MAPLE WAY  
Zoning District: R-2A Tax ID: 101.04-2-74 Application No.: 2022-0870  
RPRC DECISION: RPRC - Requires Planning Board  
Date: 11/01/2022

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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 with the next submission to the Planning Board:

- The site plan depicts two curbcuts. The site plan shall be revised to eliminate a curb cut. In the alternative, the Planning Board can grant approval for two curb cuts.
- Two trees are proposed to be removed. The site plan should clearly depict the location of all trees proposed to be removed.
- The proposed house extends from side lot line setback to side lot line setback. This creates a situation where the driveway apron for the side loaded garage is located within a few feet of the side lot line. The area between the side lot line and the driveway apron is not large enough to support large vegetation. It is recommended that the house be reduced in width so that that an adequate planting area can be provided adjacent to the garage.
- A large row of trees is located along the southern property line. It appears that the trees are proposed to remain. However, the construction of the driveway may significantly impact the root system of the trees. The Applicant should describe how those trees would remain.
- The proposed gross floor area on the site exceeds the maximum permitted amount. Specifically, 10,125.2 square feet of gross floor area is permitted and 10,394 square feet is proposed. The size of the house (or pool house) shall be reduced to comply with the Town Code.
- The submitted elevations (including pool house) should depict proposed Building Height and Max. Exterior Wall Height.

- The site plan should be revised to depict a pool fence and include a pool fence detail.
- The site plan shall be revised to depict 200 feet of sight distance at the driveway intersection with Maple Way.
- A portion of the driveway is located over a drainage easement with pipe. The Applicant should describe the pipe and which parties are involved in the easement.
- The Town's GIS depicts hydric soil on this property. The Town Engineer will need to determine whether a wetlands permit would need to be issued for the project.
- The site plan should be revised to depict footprint of the existing house and the houses on both sides of the lot. The new house should be placed in relatively the same area as the houses to either side.
- The front half of the lot appears to be located within Sun and Ridgeberry Soils which have been disturbed. The plan proposes the residence, pool, pool house, patio and driveway within the front portion of the lot. 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.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
- 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 rims, inverts and drainage structures within the driveway.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The plan shall illustrate the footing drain location on the site plan. Include the size, slope and material. Provide discharge location.
- The plan shall illustrate the location of the existing utilities (water service, septic).
- An Existing Conditions Plan should be provided showing the location of the existing residence, driveway, septic, etc. and the existing improvements proposed to be removed.
- The applicant should verify the size, location and condition of the existing Town-owned stormwater system within the property. It appears the system has been relocated outside of the existing easement. A new drainage easement may be required.

- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, water services, erosion controls, retaining walls, etc.
- 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.
- The plan shall illustrate and note that all driveway curb cuts shall be a maximum of 18 feet wide.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed on-site wastewater treatment system.
- Please show the utility services to the pool house.

**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