



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Name: Varmalos - Patio
Street Location: 1 ROUND HOUSE CT
Zoning District: R-1A Property Acreage: 0.86 Tax ID: 102.04-2-32
RPRC DECISION: ☐ Requires Planning Board Review ☐ Requires Architectural Review Board
☐ Requires Conservation Board ☐ Requires Zoning Board of Appeals
☒ Submit to Building Department ☒ Requires Admin Wetlands Permit
Date: April 7, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 5, 2016.

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is NOT REQUIRED.

However, the following issues will need to be addressed prior to the issuance of a building permit:

- The proposed spa would be considered a pool. The site plan should be revised to demonstrate that the spa is at least 50 feet from Round House Road and 40 feet from the rear property line.
- The Town's GIS depicts hydric soil and Town-regulated wetlands are known to be in the vicinity of the property. The Applicant should coordinate with the Town Engineer to determine whether a wetlands permit would be required for any proposed site work.
- The Applicant should submit gross land coverage backup data.
- The zoning chart should be revised to reflect the R-1A Zoning requirements.
- The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction. The septic field should be shown to be cordoned off during construction.
- Show all required minimum yard setbacks on the plan.
- All WCHD setbacks between the existing septic system and proposed drainage must be met and dimensioned on the plan.
- The applicant shall perform deep and percolation soil testing to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact t to schedule the testing.
- Provide stormwater mitigation and design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface. Provide details of the stormwater mitigation system.

- Clarify the discharge locations of all proposed drainage systems.
- 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.
- It appears that disturbances are proposed 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 this office once the wetland boundary has been established in the field.
- If the plan proposes disturbances and improvements within the regulated 100 foot wetland buffer, the applicant will be required to provide mitigation of the buffer disturbance at a ratio of 2:1. A wetland mitigation plan will be required for review by the Town Wetland Consultant.

At this time you may coordinate directly with the North Castle Building Department. **DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.**

If you would like to further discuss this matter, please do not hesitate to contact the Building Department.

Adam R. Kaufman, AICP
Director of Planning