



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 Name: Bobeck - Addition
Street Location: 20 BROOKWOOD RD
Zoning District: R-2A Property Acreage: 2.37 Tax ID: 95.03-1-33
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 site plan should be revised to clearly indicate existing structures are to remain, structures to be removed and structures to be proposed. Specifically, the plan should clarify whether the existing deck at the side of the house is proposed to be removed. The architectural plans indicate the deck will remain and the site plan is unclear with respect to the deck.
- The site plan should be revised to depict the setback of all proposed/modified structures.
- The site plan should be revised to depict the location of a pool fence.
- The Health Department will need to determine whether the existing septic system is adequate.
- The Applicant should submit a building height and maximum exterior wall height exhibit for review.
- The site plan and planting plan should be coordinated to show the entire pool fence.
- Show all required minimum yard setbacks on the plan.
- All trees 8 inches dbh or greater located within or 10 feet beyond the proposed limit of disturbance shall be shown on the plan. Indicate trees to be removed and/or protected.
- It appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer and the NYSDEC 100 foot wetland adjacent area. A local Wetland Permit and/or NYSDEC Freshwater Wetland Permit may be required. The applicant shall illustrate the local and/or NYSDEC wetland boundary and regulated 100 foot buffer on the plan for verification by the Town Wetland Consultant and/or NYSDEC validation. Notify the Town Engineer once the wetland boundary has been established in the field.

- The plan proposes disturbances and improvements within the regulated 100 foot wetland buffer. The applicant shall provide mitigation of the buffer disturbance at a ratio of 2:1. Provide a wetland mitigation plan 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