



# 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: KAPELMAN - Addition  
Street Location: 36 OREGON RD  
Zoning District: R-2A Property Acreage: 2.05 Tax ID: 101.01-2-17  
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: November 1, 2017

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on November 1, 2017.

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 submitted GLC and GFA Worksheets don't appear to correctly calculate total proposed GFA and GLC on the property. In addition, the lot size is not entered into the forms. The worksheets shall be revised.
- ) The Applicant shall submit the required GLC and GFA worksheet backup data.
- ) The plan shall quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- ) The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for the bedroom count and/or additional floor area.
- ) Silt fence shall be installed downgrade of all load disturbance.
- ) It appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer. A local Wetland Permit shall 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.

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.