



# 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: TODARO - Addition  
Street Location: 43 BRETT LN  
Zoning District: R-2A Property Acreage: 3.08 Tax ID: 95.01-2-9  
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: October 6, 2016

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 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 depict existing topography (2 foot contours) and proposed grading.
- The site plan should contain a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District.
- It appears that the proposed addition is within 100 feet of a stream. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer should be depicted on the plan. The Applicant will be required to identify the proposed amount of disturbance (in square feet) and proposed a 2:1 mitigation plan.
- The Applicant will need to demonstrate that the Westchester County Health Department has determined that the existing septic system is adequate for the modified home.
- The submitted gross land coverage backup does not include the driveway.
- Provide a site plan that is drawn to a standard scale.
- 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.
- Show all required minimum yard setbacks on the plan.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.
- Provide a foundation detail for the proposed shed.
- Show the location of the existing utilities (well, septic, etc.). Demonstrate that the required setbacks to the infiltration system are met.

- 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 the Town Engineer 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.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- 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 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.
- 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.
- The plan shall clarify the limits of existing and proposed improvements for the residence and drive.
- The plan shall illustrate the existing septic field to be cordoned off.

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