



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: GREENBURG - Addition

Street Location: 43 EVERGREEN ROW

Zoning District: R-1.5A Property Acreage: 1.52 Tax ID: 101.02-2-10

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: February 21, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 20, 2018.

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 shall be revised to depict a 50 foot front yard setback off of the unimproved ROW.
- The site plan shall be revised to depict the location of the existing septic system (demonstrate that proposed addition does not impact system).
- A Town-regulated stream is located at the rear of the property. The site plan shall be revised to depict the stream location and the associated 100 foot buffer. The Applicant may be required to obtain an administrative wetlands permit for the proposed work.
- The applicant should consider existing impervious feet within the proposed work area as part of the gross land coverage calculations. A net increase of 250 square feet or greater will require stormwater mitigation.
- If required, 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 this office to schedule the testing.
- If required, 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.

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.