



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: BARNETT (CONTRACT VENDEE) - New House Construction
Street Location: 66 N GREENWICH RD
Zoning District: R-2A Property Acreage: 6.53 Tax ID: 108.04-1-32
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: December 7, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on December 6, 2016.

The Committee determined that given the environmental constraints of the property and the amount of proposed disturbance, a detailed review by the Conservation Board is warranted.

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 the location of the existing septic and well.

- The Applicant will need to obtain a wetlands permit for the proposed Town-regulated wetland buffer impacts. The site plan should be revised to quantify the proposed amount of Town-regulated wetland buffer disturbance and demonstrate that the submitted mitigation plan meets the minimum 2:1 mitigation requirement.
- The submitted architectural plans and gross floor area worksheet shall contain Mr. Barnett's Wisconsin seal and signature pursuant to NYS Limited Permit to Practice Architecture Permit #315.
- The Applicant will need to submit a NYSDEC spill closure document.
- The site appears to contain a detached accessory apartment which is proposed to remain. Pursuant to Section 355-40.K(4) of the Town Code, no accessory apartment shall be permitted until four years after the issuance of the initial certificate of occupancy for the principal dwelling, and no accessory apartment shall be permitted in a structure until at least two years after the current owner has acquired title to the property, whichever comes later. In addition, Section 355-40.K(16) states that special permit uses for accessory apartments shall terminate upon change of ownership.

Based upon the above, the Applicant will need to apply for an accessory apartment special use permit once the required waiting periods have been met.

- Provide a detail for the dirt driveway section and clarify if any portion of the driveway will be curbed.
- 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.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed drilled well.
- Show the location of the existing well and note that it will be abandoned, per WCHD standards.
- 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.
- 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.
- The mitigation plan should tabulate the wetland buffer disturbance, existing/proposed impervious within the buffer and mitigation area provided.

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