



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: SCHULTES - Addition

Street Location: 9 MEGAN LN

Zoning District: R-2A Property Acreage: 2.30 Tax ID: 102.03-1-21

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 6, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 6, 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 front yard setback adjacent to the unimproved right-of-way.
- The site plan shall be revised to depict the setback of the proposed a/c unit from the front lot line. Since the unit is located in the front yard, such equipment shall be set back at least three times the distance required for a principal building (150 feet).
- The site plan shall contain a note that the front walkway is to be relocated; however, the plan does not depict the proposed location.
- The Applicant will be required to obtain an administrative wetlands permit for the proposed work.
- The site plan shall be revised to graphically depict the location of the new front deck (under the roof overhang).
- The site plan shall be revised to depict the location of the existing septic and well.
- The Westchester County Health Department should confirm that the existing septic system is adequate.

- All plans should be signed and sealed by the Design Professional.
- 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.
- Provide a detail for the proposed terrace.
- 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.
- 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.
- 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 this office 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