



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: BERGLUND 2 - New House Construction
Street Location: 21 FARAWAY RD
Zoning District: R-1A Property Acreage: 1.00 Tax ID: 101.03-3-6
RPRC DECISION: ☐ Requires Planning Board Review ☐ Requires Architectural Review Board
☐ Requires Conservation Board ☐ Requires Zoning Board of Appeals
☒ Submit Building Department ☒ Requires Admin Wetlands Permit
Date: May 13, 2014

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 13, 2014.

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 indicate the proposed amount of Town-regulated wetland buffer disturbance. It is noted that the proposed home is located on the same footprint as the previous home destroyed by fire. An administrative wetlands permit will be required.
- The proposed home does not meet the front setback requirement. The Applicant will need to submit a copy of the previously issued front yard variance.
- 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 the plan results in a net increase in impervious surface, sizing calculations for a stormwater mitigation system is required to mitigate the increased runoff generated by the 25-year storm event.
- 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 existing improvements (pool, septic, drainage, infiltration, etc.) to remain as shown on the previously approved improvement plan.
- The applicant shall submit a site plan illustrating all work proposed including, but not limited to, proposed drainage improvements, site improvements, erosion controls and provide details. Also, show all existing and proposed grades to demonstrate any impacts to the floodplain.

- Include erosion control measures specific to the current application 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 disturbance may be proposed within a 100-year FEMA Floodplain Zone AE, as well as a designated floodway. The boundaries and elevation of each shall be shown on the plan. A Floodplain Development Permit may be required in accordance with Chapter 109 - Flood Damage Prevention of the Town Code.
- The applicant needs to demonstrate that the house is sited in compliance with Chapter 109 - Flood Damage Prevention of the Town Code.

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