



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: BERNSTEIN - Addition
Street Location: 9 COWDRAY PARK DR
Zoning District: R-2A Property Acreage: 10.00 Tax ID: 102.04-1-30
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: November 18, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on November 17, 2015.

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.

In addition, the following issues will need to be addressed prior to the issuance of a building permit:

- Plan T-101 should be revised to include a zoning conformance chart to the satisfaction of the Town Planner, Town Engineer and Building Department.
- Plan T-101 should be revised to depict the location of the proposed addition.
- Plan T-101 should be revised to graphically depict the 12 Town-regulated trees proposed to be removed.
- The submitted GFA worksheet should contain the seal and signature of the professional preparing the plan.
- The plans shall be revised to depict proposed building height and maximum exterior wall height to the satisfaction of the Building Department.
- 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.
- 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.
- 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.
- 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 Administrative Wetland Permit will be required. The applicant shall illustrate the local wetland boundary and regulated 100 foot buffer on the plan for verification by the Town Wetland Consultant. 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.
- It appears that disturbance is proposed within a 100-year FEMA Floodplain Zone A. The limits shall be shown on the plan. A Floodplain Development Permit will be required in accordance 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