



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: CHARRON - Addition
Street Location: 28 WAMPUS AVE
Zoning District: R-5 Property Acreage: 0.24 Tax ID: 108.01-5-79
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: October 22, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 20, 2015.

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 proposed new side yard stairs and bay window are located in side yard setback. The plans shall be revised to dimension the distance from the bay window to the side property line and the distance from the steps to the side property line. It is noted that pursuant to Section 213-14.C, the window and steps can't be closer than 8 feet to the property line. It appears that the steps are 7 feet from the property line. The steps shall be no closer than 8 feet or a variance will need to be obtained from the ZBA.
- The proposed amount of Gross Floor Area exceeds the maximum permitted amount. The Applicant will need to seek a variance from the ZBA.
- The Applicant shall submit gross land coverage backup information.
- The proposed additions are located within a Town-regulated wetland buffer and a NYSDEC regulated adjacent area. The Applicant will need to obtain wetlands permits from the Town and NYSDEC. The site plan should be revised to depict the location of the state and local wetlands and the state and local wetland buffers. In addition, the Applicant should quantify the proposed amount of buffer disturbance as well as prepare the required mitigation plan. Notify the Town Engineer once the wetland boundary has been established in the field.
- The site plan shall be revised to depict all existing screening between properties to be protected and not removed.
- 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 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.
- Existing and proposed topography should be shown. Westchester County GIS topography is acceptable.
- 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 disturbance is proposed within a 100-year FEMA Floodplain Zone AE; a designated floodway also exists on the property. The limits and elevation of each 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