



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: FEIT - New House Construction
Street Location: 4 HUNTER DR
Zoning District: R-1A Property Acreage: 4.04 Tax ID: 101.03-4-5
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 site plan shall be revised to depict the NYS regulated wetland and adjacent area and the Town-regulated wetland buffer. It appears that the majority of the proposed disturbance is located within the regulated 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 the Town Engineer once the wetland boundary has been established in the field. 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 and elevation 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.
- The Applicant shall submit documentation demonstrating that the NYSDEC has issued the required freshwater wetlands permit.
- The Applicant shall quantify the proposed amount of wetland buffer disturbance and prepare the required mitigation plan.
- The plans shall be revised to include a pool fence and gate detail.
- Dimension equipment retaining wall distance to rear property line.
- Depict height of proposed equipment retaining wall.
- Site plan should be revised to depict the removal of existing structures, including existing the multiple wood deck structures.

- 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 construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system.
- Show location of new well and note the abandonment of the existing well. Provide copy of WCHD approval for the well.
- 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 design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface or a 6 inch pool drawdown volume; whichever is greater. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Show the connection between the pool equipment and drawdown mitigation practice.

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