



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: READ - Addition
Street Location: 23 FARAWAY RD
Zoning District: R-1A Property Acreage: 1 Tax ID: 101.01-1-29
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: June 5, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on June 2, 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:

- 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 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.
- Disturbance is proposed within a 100-year FEMA Floodplain Zone AE, as well as a designated floodway. 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.
- Provide existing and proposed topography on the site plan. Clarify the finished floor elevations of the renovated house demonstrating compliance to Chapter 109 – Flood Damage Prevention of the Town Code.
- The site plan should be revised to reconfigure the proposed driveway to the satisfaction of the Town Engineer. A curbcut permit will be required to be issued by the Highway Department.
- The Applicant should provide an exhibit demonstrating building height and maximum exterior wall height to the satisfaction of the Building Department.
- The Applicant should submit backup gross land coverage exhibit to the satisfaction of the Building Department.
- The Applicant should submit backup gross floor area exhibit 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.
- Show all required minimum yard setbacks on the plan to the satisfaction of the Building Department.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, walkways, erosion controls, etc.
- Clarify how the area of the removed existing driveway will be restored.
- All trees 8 inches dbh or greater located within or 10 feet beyond the proposed limit of disturbance shall be shown on the plan. Indicate trees to be removed and/or protected.

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