



# 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 Description: Generator

Street Location: 1 HILLVIEW CT

Zoning District: R-2A Tax ID: 101.03-1-40 Application No.: 2020-3084

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 11/03/2020

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

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:

- It is not clear whether the proposed generator meets the minimum required side yard setback. The plan should be revised to depict the location of the generator and dimension the distance from the generator to the side lot line. Since the property is located in the R-2A Zoning District, the generator is required to be 15 feet from the side lot line.
- Pursuant to Section 355-15.Q of the Town Code, the generator shall be screen and fenced to the satisfaction of the Building Inspector. Given the screening between adjacent properties, the generator appears to be adequately screened.
- It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer and the NYSDEC 100-foot wetland adjacent area. A local Wetland Permit and/or NYSDEC Freshwater Wetland Permit may be required. The applicant shall illustrate the local and/or NYSDEC wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant and/or NYSDEC validation. Notify this office once the wetland boundary has been established in the field so that a determination regarding the need for a Wetland Permit can be made.
- The property is located within a FEMA 100-year floodplain. A Floodplain Development Permit will be required in accordance with Chapter 109 - Flood Damage Prevention of the Town Code.
- 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 silt fence downhill of all proposed disturbance. Provide a silt fence detail.

At this time you must submit a building permit application directly to 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.