



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: DECK

Street Location: 10 COLE DR

Zoning District: R-2A Tax ID: 94.02-1-10 Application No.: 2020-2487

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 03/18/2020

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:

- The site plan should be revised to depict a zoning conformance chart.
- The Applicant should submit gross floor area backup information. The Applicant can utilize existing assessment data for existing GFA.
- It appears that a small portion of the proposed covered porch would require the issuance of a wetlands permit. The applicant will need to obtain an administrative wetlands permit through the Town Engineer.
- An updated survey shall be submitted showing all existing topography, metes and bounds, driveway, etc. Metes and bounds shall be labeled on the survey.
- The plan shall include a Bulk Zoning Compliance Table and illustrate and dimension all required minimum yard setbacks.
- The driveway expansion shall be included in the calculation for total new construction.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, driveway pavers, silt fence, erosion controls, etc.
- It appears the new driveway and patio are located over the existing septic. Locate the existing septic tank and absorption fields on the site plan.

- The plan shall illustrate the location of the existing utilities (well, septic, etc.). Demonstrate that the minimum required WCHD setbacks to the infiltration system/ domestic well/proposed improvements are met. Clarify what is existing and what is proposed.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
- 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 plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- If no trees are proposed to be removed by this project, the plan shall clearly state so.
- Include erosion control measures on the plan, including, but not limited to, silt fence, tree protection, construction sequence, etc. Provide details.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.
- It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer. A local Wetland Permit may 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 so that a determination regarding the need for a Wetland Permit can be made.
- Proposed services (water, sewer, gas, electric, etc.) for the outdoor kitchen and firepit should be shown and detailed on the plan.

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