



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: Legalization of existing stone retaining wall with circular stone lower patio

Street Location: 11 LEISURE FARM DR

Zoning District: R-1A Tax ID: 101.03-2-15 Application No.: 2020-2516

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 04/07/2020

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:

Submission of gross land coverage backup information.

The applicant should provide a drainage analysis that compares pre-developed conditions to current conditions. The 25-year storm should be modeled to determine if the existing open-joint pavers and surface weep hole system provide enough attenuation to meet pre-development conditions, otherwise additional stormwater mitigation may be required.

Based on review of the submitted property survey and available GIS information, the patio appears to be located within the 100 foot locally-regulated wetland buffer. A local Wetland Permit will be required. The applicant shall prepare a Mitigation plan that provides 2:1 mitigation for the buffer disturbance.

The As-Built shall include top and bottom retaining wall elevations. Since the retaining wall is over four (4) feet in height, the Engineer shall submit a letter certifying the stability of the retaining wall.

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