



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Name: THIELMANN - Patio

Street Location: 14 FOX RIDGE RD

Zoning District: R-1.5A Property Acreage: 1.51 Tax ID: 102.01-1-67

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: May 7, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 7, 2019.

The Committee determined that given the environmental constraints of the property and the amount of proposed disturbance, a detailed review by the Conservation Board is warranted.

In addition, the following issues will need to be addressed prior to the issuance of a building permit:

- The Applicant shall explain the need for the proposed walls on the western side of the water body.
- The site plan shall be revised to depict the Town-regulated wetland buffer.
- The site plan shall be revised to depict the proposed amount of Town-regulated wetland buffer disturbance (in square feet).
- It is recommended that the plan be revised to provide screening between that proposed patio and the northern property line.
- The plan shall include a Bulk Zoning Compliance Table and illustrate and dimension all required minimum yard setbacks.
- The plan shall illustrate all improvements that were in process, prior to Stop Work Order. All current and proposed disturbed areas must be reflected on the plan.
- Provide construction details for all proposed improvements, including, but not limited to, sidewalk, patio, French drain, erosion controls, etc.
- The plan shall illustrate the location of the existing utilities (well, septic, etc.).
- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well have been maintained.
- Provide detailed plantings (size/quantity) for the rain garden.
- The applicant shall perform deep soil testing in the vicinity of the proposed mitigation system 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.

- It is understood that the pond will provide attenuation of the larger storm events. The rain garden should be sized to capture and treat the Water Quality Volume (WQv) per the NYSDEC Design Manual.
- Clarify the infiltration rate for the soil in the rain garden. The narrative says 15 in/hr and the Hydrocad file says 20 in/hr.
- The plan shall illustrate and quantify the limits of disturbance. The plan shall be updated to show all areas of previously disturbed soil.
- 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.
- The plan proposes disturbances within the locally-regulated 100-foot wetland buffer. A local Wetland Permit is 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 site plan shall be revised to depict a mitigation plan that mitigates proposed Town-regulated wetland buffer disturbance 2 square feet for every 1 square feet of disturbance. A significant portion of the Town-regulated wetland buffer is currently being maintained as lawn. It is recommended that the mitigation plan convert existing maintained lawn area into lightly maintained wetland buffer meadow or other environmentally friendly treatment.

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