



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 Description: Proposed 2nd floor addition, decking, & interior first floor re- configurations

Street Location: 16 WAMPUS AVE

Zoning District: R-5 Tax ID: 108.01-5-85 Application No.: 2020-2607

RPRC DECISION: RPRC - Submit to Building Department

Date: 06/17/2020

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 include a zoning conformance chart.
- The Applicant should provide a building height analysis
- The plan shall include a Bulk Zoning Compliance Table.
- It appears that a 100-year FEMA Floodplain Zone AE (elevation 376) exists on the property. A Floodplain Development Permit will be required in accordance with Chapter 109 - Flood Damage Prevention of the Town Code.
- The locally-regulated wetland will need to be field verified by the Town Wetland Consultant.
- Notify the Town Engineer once the wetland boundary has been established in the field. The applicant will be required to prepare a Wetland Mitigation Plan in accordance with Chapter 340, Wetlands and Watercourse Protection of the Town Code.
- The plan notes the connection to the Public Water System. The plan should note the well will be abandoned, per all WCHD regulations.
- The size, location and material of the proposed water service and the existing main should be shown on the plan.
- Provide a water service trench detail and detail the connection to the water main.

- Work within the Town right-of-way will require a Street Opening permit from the Highway Department. The plans should include details of any required road restoration, as it relates to the water service installation.

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