



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 AND PROPANE TANK

Street Location: 25 JACKSON RD

Zoning District: R-2A Tax ID: 102.02-2-66 Application No.: 2020-3059

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 11/03/2020

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:

- Pursuant to Section 355-15.Q of the Town Code, generators shall not be permitted to be located within any front yard unless it is set back at least three times the distance required for a principal building. The submitted site plan should be revised to relocate the generator from 115 feet from the front property line to 150 feet from the front property line. In the alternative, the Applicant can seek a variance from the Zoning Board of Appeals.
- 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 the Town Engineer 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.
- Provide a detail for the proposed driveway restoration required due to the underground service installation.

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.