



# 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: One story, one room addition

Street Location: 34 LONG POND RD

Zoning District: R-1.5A Tax ID: 102.03-1-70 Application No.: 2020-2467

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 03/03/2020

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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 the location of the Town-regulated wetland buffer associated with Long Pond.
- The site plan should be revised to include a zoning conformance chart.
- The site plan should be revised to dimension the proposed additions to property lines (front portico).
- The site plan should be revised to depict all existing and proposed gross land coverage (front walk).
- The Applicant should submit gross land coverage backup information
- The Applicant should submit gross floor area backup information.
- The site plan should depict Town-regulated tree removal. If tree removal is not proposed, the site plan should include a note stating such.
- The elevations should be revised to depict building height of the proposed additions (average grade to midpoint of roof).

- The site plan should be revised to contain the following information:
  - o Existing conditions
  - o Existing topography and proposed grading
  - o Bulk Zoning Analysis
  - o Erosion controls
  - o Regulated Wetlands and Wetland Buffers
  - o 100-year FEMA Floodplain boundary
  - o Stormwater improvements
  - o Site improvement construction details
  - o Limits of disturbance
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for review of the proposed bedroom count and/or additional floor area and whether modifications or upgrades to the existing septic system are required.

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