



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 Name: VIOLA - Addition

Street Location: 34 NICHOLS RD

Zoning District: R-1A Property Acreage: 1.20 Tax ID: 108.03-2-20

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: January 22, 2020

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on January 21, 2020.

The Committee determined that Planning 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 submitted plans depict 1,792 square feet of Town-regulated wetland buffer disturbance. The site plan depicts a mitigation plan of 1,600 square feet. This is below the required ratio of 2:1. The site plan should be revised to depict a minimum of 3,584 square feet of mitigation. It is recommended that all of the lawn area east of the stream be removed and revegetated and that a vegetated buffer along both sides of the stream be established.
- The Conservation Board shall be required to review this wetlands permit.
- The proposed house design has changed since the last submission to the RPRC. Updated floor plans and elevations shall be submitted to the Building Department for review. The Applicant shall demonstrate that the redesigned house complies with maximum building height and maximum exterior wall height.
- Based on the Deep Soil test results, ledge rock is present around elevation 386.0. Per NYSDEC regulations, the bottom of the infiltration practice must have a minimum of 3' vertical separation to ledge rock. Also, the infiltration chambers can only be installed in fill up to a maximum of 25% of the chamber height.
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCDH) 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.