



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: September 17, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on September 17, 2019.

The Committee determined that Architectural Review Board approval of the proposed project is **REQUIRED**.

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

- The submitted Gross Floor Area Calculations Worksheet does not appear to be correct. The worksheet does not include any second floor gross floor area. The Applicant shall revise the worksheet and submit the required backup data exhibit for review. Additionally, all existing and proposed fields within the sheets should be completed.
- The Town's GIS depicts a stream and nearby wetland. The site plan should be revised to depict those features. The Applicant should coordinate with the Town Engineer to determine what is regulated on or adjacent to the site and whether any improvements would require the issuance of a wetlands permit.
- The proposed land coverage table on the Land Coverage exhibit should be revised to indicate a total proposed amount of gross land coverage of 4,285 square feet.
- The Westchester County Health Department should indicate whether it is acceptable to utilize the existing septic system.
- The Applicant should revise the building height exhibits to conform to the North Castle Town Code. Specifically, building height should be measured from the average grade to the roof midpoint. Maximum Exterior Wall Height should also be depicted. Maximum Exterior Wall Height is measured from the lowest grade to the roof midpoint. Maximum Building Height in the R-1A Zoning District is 30 feet and the maximum permitted exterior wall height is 36 feet in the R-1A Zoning District.

- A full-size existing conditions plan shall be submitted.
- The plans shall include a north arrow, road names and adjacent property owners.
- The zoning schedule shall include the Zoning District.
- The plan shall illustrate all existing improvements (patios, walks, drives, pool, septic, well, drainage, infiltration, etc.) and clarify the limits of those features to be removed.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, pavement restoration, walkways, sewer and water services, erosion controls, etc.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system and drilled well.
- The applicant shall perform deep and percolation 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 this office to schedule the testing.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The plan shall illustrate the roof drain and drainage pipe connections on the site plan. Include the size, slope and material. Provide outlet protection details.
- 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.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- If no trees are proposed to be removed by this project, the plan shall clearly state so.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.
- It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. If a wetlands permit is required, the Applicant shall return to the RPRC for further review.
- The Wetland Mitigation Plan shall illustrate and quantifying the proposed disturbance areas to the wetland and/or wetland buffer. The plan shall include a summary table that quantifies the total wetland and wetland buffer area on site, total disturbance areas within each, and total pervious and impervious cover pre and post development. Mitigation shall be provided at a ratio of 2:1 minimum.
- The existing driveway appears to encroach onto the neighboring property. The applicant should confirm if any easements exist to allow the improvements on the neighboring property.

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.