



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: 4 LEDGEWOOD PL LLC - Garage

Street Location: 4 LEDGEWOOD PL

Zoning District: R-2A Property Acreage: 4.35 Tax ID: 107.02-2-46

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: July 3, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on Jul 2, 2019.

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 depicted expansion of the accessory structure requires approval by the Planning Board and a variance from the ZBA. The plans shall be revised to remove any modification of the accessory structure to the satisfaction of the Building Department.
- The existing home is currently abandoned. It is recommended that a landscaping plan be submitted for review. In addition, the Applicant should clarify if any site improvements are proposed (patios, regrading, etc). If so, those improvements should be depicted on the site plan.
- The submitted gross floor area and gross land coverage calculations worksheets shall be revised to remove GLC and GFA associated with garage modifications which are no longer part of the proposed action.
- The Building Department shall determine whether GLC and GFA backup data would be required to be submitted for review.
- The Town-wetland consultant shall confirm the wetland delineation on the property. The proposed porch requires the issuance of an administrative wetlands permit.
- The submitted site plan shall depict the location of the existing well and septic system.
- The Building Department should give consideration to requiring Health Department review of the adequacy of the existing septic system.

- The submitted Gross Land Coverage Calculations Worksheet indicates 912 square feet of gross land coverage for driveway being proposed; however, the submitted site plan does not depict any proposed driveway expansions. The Applicant should provide additional information.
- The plans shall include a north arrow.
- The plan shall include a Bulk Zoning Compliance Table.
- 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.
- 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.
- 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. Notify this office 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 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.
- An Existing Conditions Plans should be submitted to help clarify the comparison between existing and proposed improvements.
- The plans note design alternatives throughout. The alternatives shall be removed and a final set of drawings should be submitted for review.
- 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.

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