



# 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: BROCCINI - Addition

Street Location: 5 LONG POND RD

Zoning District: R-1.5A Property Acreage: 1.50 Tax ID: 101.04-3-44

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

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

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 entire house is located within a Town-regulated wetland buffer. The Applicant will need to secure an administrative wetlands permit for the proposed work. The Applicant should quantify the proposed amount of Town-regulated wetland buffer disturbance, in square feet. In addition, the Applicant should prepare a mitigation plan that provides mitigation at a ratio of 2 square feet of mitigation for every square foot of disturbance. 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 Zoning Bulk Table and plans indicate that the home is located in the R-1A Zoning District; however, the property is located in the R-1.5A Zoning District. The Zoning Bulk Table and plans should be revised. It appears that the proposal would comply with the R-1.5A Zoning District minimum requirements.
- 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.
- 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.
- 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.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.
- Although the net increase in impervious coverage appears to be less than 250 square feet, the Applicant should consider implementing stormwater treatment for Water Quality as a way to mitigate wetland impacts.

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