



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: Legalization-Repair and reconfiguration of rear flagstone patio
Street Location: 5 TRUDY LN
Zoning District: R-2A Tax ID: 102.03-1-63 Application No.: 2020-2604
RPRC DECISION: RPRC - Requires Admin Wetlands Permit
Date: 06/17/2020

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 plan shall clarify the limits of the existing patio to be removed, replaced or expanded.
- The plan shall illustrate existing topography and any proposed grading, including spot grades, as appropriate.
- The vegetation proposed in the restoration areas should be clarified.
- The plan proposes disturbances within the locally-regulated 100-foot wetland buffer and the NYSDEC 100-foot wetland adjacent area. A local Wetland Permit and NYSDEC Freshwater Wetland Permit is required. The applicant will be required to prepare a Wetland Mitigation Plan in accordance with Chapter 340, Wetlands and Watercourse Protection of the Town Code. In addition, a NYSDEC Validation Map will be required, as well as a NYSDEC Freshwater Wetland Permit.
- 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.
- All existing drainage structures should be shown. The Applicant should determine if the existing infiltration system has adequate capacity to capture and treat the increase in 25-year storm runoff from any increase in impervious cover.

- If the infiltration system is not installed, the applicant should provide the design for the system and perform the required soil testing.
- The construction access should be shown on the plans and included in the limit of disturbance. Any additional tree removal required for the access should be shown.
- It appears that a 100-year FEMA Floodplain Zone A exists on the property. The limits of the Flood Zone shall be illustrated on the plan. A Floodplain Development Permit will be required in accordance with Chapter 109 - Flood Damage Prevention of the Town Code.

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