



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: Addition
Street Location: 4 VALLEY LN
Zoning District: R-1.5A Tax ID: 102.03-1-67 Application No.: 2021-0111
RPRC DECISION: RPRC - Submit to Building Department
Date: 06/01/2021

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 applicant shall illustrate the local and/or NYSDEC wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant and/or NYSDEC for a Wetland Validation as appropriate. Notify the Town Engineer once the wetland boundary has been established in the field, so that a determination regarding the need for a Wetland Permit can be made.
- If a local wetland permit is required, the Applicant shall return to the RPRC for further review.
- The property is located within a 100-year FEMA Floodplain Zone A. A Floodplain Development Permit will be required in accordance with Chapter 109, Flood Damage Prevention, of the Town Code. The floodplain limit shall be illustrated on the plan and note the FEMA Map panel data.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system.
- 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.

- As shown, the plan illustrates the proposed septic system leaching field trenches to be cordoned off during construction. The plan shall be revised to illustrate the existing to remain leaching field trenches to be included in the cordoned off area during construction.

At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit application directly to 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