



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: Deck

Street Location: 5 HEMLOCK HOLLOW PL

Zoning District: R-2A Tax ID: 101.02-4-1 Application No.: 2021-0138

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 03/02/2021

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 should submit a site plan that clearly depicts existing and proposed conditions. The plan should dimension the new deck to adjacent property lines. In addition, the plan should contain a zoning conformance chart.
- The Applicant is approaching the maximum permitted amount of GLC, a GLC backup exhibit should be submitted.
- The plan shall include a pool fence and gate detail. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.
- 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 and silt fence, etc. Provide details.
- Show the location of the existing septic primary area on the plan. The plan shall show this area to be cordoned off during construction.

- It appears the plan proposes disturbances within the locally-regulated 100-foot wetland buffer from a locally-regulated off-site watercourse. 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. If required, the applicant shall prepare a wetland mitigation plan in accordance with Chapter 340, Wetlands and Watercourse Protection, of the Town Code.

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