



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: Exterior modifications.

Street Location: 22 POND LN

Zoning District: R-1.5A Tax ID: 101.04-3-4 Application No.: 2021-0174

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 03/16/2021

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 site plan should be revised to depict the proposed new front portico and depict dimensions to adjacent property lines.
- Submission of gross floor area and gross land coverage calculation worksheets.
- Conform GFA worksheet captures both the new front portico, rear patio and the new covered deck.
- The sum of the floor area lines do not total 4,874 square feet (4,184). The Applicant should double check this worksheet.
- The sum of the land coverage lines do not total 5,587 square feet (5,677). The Applicant should double check this worksheet.
- It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer of Long Pond. 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 the Town Engineer once the wetland boundary has been established in the field.
- It appears that disturbances are proposed within a 100-year FEMA Floodplain Zone A. The flood plain limit 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. Once the limits of the floodplain have been established, the need for any floodplain mitigation can be determined.

- The plan shall illustrate the location of the existing septic area. The plan shall show this area to be cordoned off during construction.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, and silt fence, etc. Provide details.

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