



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Description: Legalization of patio, sheds and pizza oven
Street Location: 25 EDGAR RD
Zoning District: R-2A Tax ID: 109.01-1-17 Application No.: 2021-0214
RPRC DECISION: RPRC - Requires Conservation Board
Date: 04/06/2021

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 contains NYSDEC and Town-regulated wetlands. The wetland and wetland buffer should be depicted on the site plan. An administrative wetlands permit with Conservation Board review is required for the proposed legalization.
- The land coverage depicted on the submitted site plan does not match the current aerial for the property. It appears a significant amount of GLC (paths and drives) are missing from the plan.
- The Applicant should provide GFA backup information for review.
- Elevations/floor plans for the sheds should be provided.
- Calculations demonstrating that each accessory structure is not larger than 25% of the gross floor area of the principal building should be provided.
- The elevations/plans should demonstrate that the accessory structures do not exceed 1 story, 15 feet in height and no more than 800 square feet.
- 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. Provide details of the stormwater mitigation system.
- The plan proposes disturbances within the locally-regulated 100-foot wetland buffer and the New York State Department of Environmental Conservation (NYSDEC) 100-foot wetland adjacent area from State Wetland ID K-30. A local Wetland Permit and NYSDEC Freshwater Wetland Permit is required. The applicant shall illustrate the NYSDEC wetland boundary and regulated 100-foot adjacent area on the plan for verification by the Town Wetland Consultant and validation by the NYSDEC. Notify the Town Engineer once the wetland boundary has been established in the field. 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.

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