



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: Pergola/Fence/Patio/Driveway
Street Location: 84 ROUND HILL RD
Zoning District: R-2A Tax ID: 102.03-1-39 Application No.: 2021-0274
RPRC DECISION: RPRC - Requires Conservation Board
Date: 04/20/2021

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/mitigation plan should be revised to depict the proposed amount of Town-regulated wetland buffer disturbance (sq. ft.) and include a calculation of the proposed size of the mitigation area (sq. ft.).
- The submitted fence detail should be revised to depict the proposed height of the fence.
- The site plan should be revised to include a detail of the proposed driveway gate. In addition, the site plan should be revised to depict the driveway gate setback a minimum of 20 feet from the edge of the ROW.
- Upon a site inspection of the property, it is noted that there are retaining walls located within the front yard. The plan shall be revised to include the location of the constructed retaining walls.
- The plan shall include an Existing Conditions Plan illustrating all updated existing topographic conditions and site improvements.
- The plan shall clarify if the proposed pergola will have a patio.
- The applicant shall provide stormwater calculations demonstrated the existing infiltration system will have sufficient storage capacity to accommodate the increase in stormwater runoff from the proposed driveway expansion and pergola. If not, additional soil testing (i.e., deep and percolation tests) and stormwater mitigation will be required.

- If needed, 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 NYSDEC 100-foot wetland adjacent area. A local administrative Wetland Permit with Conservation Board review 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 that is in with 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 site detail sheet illustrates a patio section that is unlabeled. If not required, this detail should be removed from the plan.
- The plans shall include a note indicating the source of the survey and topographic data, including the referenced datum, utilized for the development of the plan.
- The landscaping plan shall be revised to coordinate with the site civil plans.

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