



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: Pergola and patio

Street Location: 5 HALLOCK PL

Zoning District: R-2A Tax ID: 100.04-3-6 Application No.: 2021-0433

RPRC DECISION: Requires ZBA

Requires Conservation Board

Date: 05/18/2021

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning 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 depict the proposed setback of the proposed pergola to the side and rear property lines.
- The submitted gross land coverage calculations worksheet is not correct. The total depicted land coverage (18,968) does not match the submitted back-up exhibit (19,868). The worksheet and backup should be in agreement.
- The gross land coverage calculations worksheet should be revised to include the distance the existing house is beyond the minimum required front yard setback (this is bonus gross land coverage). It appears that the house is 91 feet beyond the minimum required front yard setback that results in a 910 square foot gross land coverage bonus. Assuming a gross land coverage of 19,868 square feet and a bonus of 910 square feet, the proposed gross land coverage exceeds the maximum permitted by 2,462 square feet. **The Applicant will need to seek a variance from the Zoning Board of Appeals.**
- 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.
- The plan shall clarify the location of Percolation Test #2 (both labeled as Perc Test #1).
- The plan shall include a detail for the proposed junction box and clarify the inlet and outlet inverts for the proposed infiltration system and configuration with the overflow/control structure.

- The plan shall clarify the connection between proposed slot drain and infiltration system.
- As shown, the overflow standpipe detail illustrates the proposed infiltration system discharging directly into the overflow standpipe, while the plan illustrates the junction box discharging into overflow. The plan and detail shall be coordinated and revised accordingly.
- The plan shall include a detail for the proposed slot drain.
- The plan shall illustrate the proposed location of the stabilized construction entrance, access route and soil stockpile area. Provide details. These areas shall be included in the limits of disturbance.
- The plan shall illustrate the location of the existing septic field and show it to be protected.
- 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.
- As shown, the plan illustrates the locally-regulated 100-foot wetland buffer associated with both on-site and off-site wetlands to the west and south. The proposed development is immediately adjacent to the 100-foot wetland buffer and it appears there will be disturbances within the 100-foot wetland buffer (at a minimum for construction access). In addition, the Building Department has stated that construction debris has been dumped into the Town-regulated wetland. **The Applicant will be required to obtain an administrative wetland permit with Conservation Board review.** The applicant shall delineate the wetland limits in the field for verification by the Town Wetland Consultant. The applicant shall prepare a wetland mitigation plan for review in accordance with Chapter 340, Wetlands and Watercourse Protection, of the Town Code. Contact the Town Engineer once the wetlands are flagged.

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