



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: Addition
Street Location: 43 COX AVE
Zoning District: R-1A Tax ID: 108.01-3-21 Application No.: 2021-0530
RPRC DECISION: RPRC - Requires Conservation Board
Date: 06/15/2021

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 plan proposes disturbances within the locally-regulated 100-foot wetland buffer. A local administrative Wetland Permit reviewed by the Town Engineer with Conservation Board review is 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. The applicant will be required to prepare a wetland mitigation plan in accordance with Chapter 340, Wetlands and Watercourse Protection, of the Town Code.
- The proposed GLC Worksheet (7,475 s.f.) does not match the GLC backup exhibit (7,170 s.f.). The worksheet and backup should total the same amount. The Applicant should revise the documents as necessary.
- The proposed elevations should be revised to depict Maximum Exterior Wall Height (lowest elevation to roof midpoint). In the R-1A Zoning District Max. Exterior Wall Height can't exceed 36 feet.
- The site plan should be revised to measure the rear setback from the closest deck edge to the rear lot line (not the house).
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the modifications to the existing septic system. We note that the wetland limit and associated buffer must be verified prior to approval from the WCHD.

- As illustrated, the plan proposes grading and fill for the expansion area for the modified septic system. This will require additional tree removal to be illustrated on the plan. The applicant shall request a waiver of fill and tree removal from the WCHD associated with the septic expansion area. If not granted, the Applicant shall return to the RPRC for further review.
- The plan shall demonstrate that all required separation distances to the existing septic system, drilled well, and proposed stormwater mitigation practice have been maintained.
- 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 the Town Engineer 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. Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The plan shall demonstrate how the stormwater runoff from the proposed site improvements will be conveyed to the proposed stormwater mitigation practice.
- As shown, the plan proposes a rain garden as the proposed stormwater mitigation practice to mitigate the proposed site improvements. As per the NYS Stormwater Management Design Manual, rain gardens are limited for use as mitigation from tributary areas up to 1,000 s.f. If the area discharging into the proposed rain garden is greater than 1,000 s.f., an alternate stormwater mitigation practice shall be selected to treat the proposed site improvements.
- 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, silt fence, inlet protection, construction sequence, etc. Provide details.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- The applicant shall submit an existing condition plan shall illustrating all existing improvements (patios, walks, drives, pool, septic, well, drainage, infiltration, etc.). The plan shall clarify which existing improvements will be removed.
- The plan indicates the topography was taken from Westchester Country GIS. It is required, at a minimum, that all proposed site improvement areas (i.e., septic, stormwater, driveway) shall be designed using surveyed topography. The plan shall provide additional details (i.e., material and grading) for the apparent pull-off area located at the beginning of the existing driveway. Provide details. The plan shall clarify if the edge of the proposed expansion area to the existing driveway will be curved. If so, the plan shall include a curb detail.

- The plan shall the clarify the line illustrated along the edge of the new pavement area. It is unclear whether this line is a proposed fencing or silt fence.
- The plan shall illustrate and dimension the required minimum yard setbacks.
- The Site Plan shall be sealed and signed by a NYS Professional Engineer.
- The plan shall illustrate details for all proposed site improvements.

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