



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: Covered Patio and Garage Addition

Street Location: 3 WAYNE VALLEY RD

Zoning District: R-2A Tax ID: 101.03-1-3 Application No.: 2022-0264

RPRC DECISION: RPRC - Requires ZBA; Requires Admin Wetlands Permit with CB Review

Date: 04/20/2022

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 garage addition does not meet the minimum required side yard setback. The Applicant will need to obtain a side yard variance from the Zoning Board of Appeals.
- The site contains hydric soils. 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. An administrative wetlands permit with Conservation Board review shall be required.
- The property is located within a floodplain. The Applicant will need to obtain a floodplain development permit from the Building Department.
- The elevations should be revised to depict Building Height and Max. Ext. Wall Ht.
- The site plan should be revised to include a zoning conformance chart.
- A gross floor area backup exhibit shall be submitted.
- The gross land coverage calculations worksheet shall be completed.
- Gross land coverage backup data shall be submitted.
- All submitted plans shall contain the seal and signature of the professional preparing the plan.

- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for review of the proposed bedroom count and/or additional floor area and whether modifications or upgrades to the existing septic system are required.
- 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 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.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, construction sequence, 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 blasting or rock chipping is proposed, a permit pursuant to Chapter 122 is required.

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