



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

RPCR DETERMINATION LETTER

Project Description: Detached garage
Street Location: 10 WAGO AVE
Zoning District: R-10 Tax ID: 108.01-1-46 Application No.: 2022-0326
RPCR DECISION: RPCR - Requires Admin Wetlands Permit
Date: 08/02/2022

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

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 elevations should be revised to depict building height (average grade to roof midpoint).
- The previously submitted gross floor area worksheet (666 square feet) does not equal the submitted gross floor area backup data (3,250 square feet) or the 3,270 square feet identified on the Zoning Chart. All the data should equate.
- The previously submitted gross land coverage worksheet (1,391 square feet) does not equal the submitted gross floor area backup data. The worksheet and backup data should equate. In addition, the backup data should contain a clear summary chart identifying all gross land coverage (after construction) that can be used to correlate to the worksheet.
- The Applicant shall submit an exhibit demonstrating that the detached structure is not more than 25% of the floor area of the principal structure.
- The plan shall illustrate the location of the existing utilities (well septic, etc.)
- 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.

- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well have been maintained.
- 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 may propose disturbances within the locally regulated 100-foot wetland buffer of an intermittent stream across the street. The local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan.

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