



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 of new 3-car garage with studio above
Street Location: 7 MEADOW LARK LN
Zoning District: R-2A Tax ID: 102.01-2-26 Application No.: 2022-0309
RPRC DECISION: RPRC - Requires Conservation Board
Date: 06/21/2022

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 site plan shall be revised to enlarge the proposed infiltration units in an effort to eliminate the need for the wetland buffer disturbance associated with the overflow pipe to the satisfaction of the Town Engineer.
- The site contains Town-regulated wetlands. The site plan depicts the location of the wetland and wetland buffer. As depicted, a wetlands permit is required for the proposed regrading and stormwater pipe in the buffer. The Town Engineer should confirm the wetland boundary. The Applicant will need to provide the required mitigation plan. The wetland permit shall be processed via Town Engineer administrative wetland permit review with Conservation Board input.
- The site plan does not depict any Town-regulated tree removal. If no tree removal is proposed, the site plan should be revised to contain a note stating such.
- It is noted that the property is located in a floodplain. A floodplain development permit issued by the Building Department will be required.
- The property contains an existing shed that does not meet the minimum required side yard setback (15 feet for a small shed). The shed should be relocated or the Applicant will need to obtain a variance from the Zoning Board of Appeals.
- Portions of the existing deck do not meet the minimum required side yard setback. The Applicant shall demonstrate that deck has the required permits to the satisfaction of the Building Department.

- The Applicant should provide documentation from the Westchester County Department of Health indicating that they have no objection to utilizing the existing system.
- The Applicant should provide gross land coverage and gross floor area backup information for review.
- The Applicant should provide additional low screening along the side property line closest to the proposed addition.
- The plan proposes disturbances within the locally-regulated 100-foot wetland buffer and New York State Department of Environmental Conservation (NYSDEC) regulated wetland (K-9) buffer. A local and NYSDEC Wetland Permit is required.
- 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 addition is a major expansion (>1,000 s.f.) under Westchester County Department of Health (WCHD) regulations. The applicant will need to obtain WCHD review of the existing OWTS.
- The proposed addition is located within the area of the existing septic system. The applicant will need to accurately locate the existing system and include on the plan with minimum separation distance from the proposed addition.
- 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 applicant should expand on erosion and sediment control measures proposed between the proposed disturbance and wetlands.
- Please provide pipe inverts on the plan.
- The stormwater computations reflect that the high water elevation is at the bottom of the system and no storage will result within the Cultec units during the 25-year storm. Please explain.

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.