



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: Deck, patio and walkway legalization
Street Location: 20 MIANUS DR
Zoning District: R-2A Tax ID: 95.03-1-38 Application No.: 2022-0657
RPRC DECISION: RPRC - Submit to Building Department
Date: 08/16/2022

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 submitted gross land coverage Worksheet (4,890) does not equal the total of lines 5-12 (4,910) or agree with the backup data on plan 3 of 3 (4,235). The data should agree and be coordinated.
- The project site includes local wetlands. A local Wetland Permit may be 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, if disturbance of the wetland or its buffer occur. If a wetlands permit is required, it shall be reviewed administratively.
- It appears that the property is within the 100-year FEMA Floodplain Zone. The limits and elevation of each shall be illustrated on the plan. A Floodplain Development Permit will be required in accordance with Chapter 109 - Flood Damage Prevention of the Town Code. The applicant shall demonstrate that the improvements have been sited at an elevation that complies with Chapter 109 - Flood Damage Prevention of the Town Code.
- 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 new impervious surfaces shall discharge to the proposed stormwater mitigation systems.
- 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 rims, inverts, size and material for all drainage facilities. Provide details.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, construction sequence, etc.

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