



# 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

## **RPRC DETERMINATION LETTER**

Project Description: Addition under 1,000 sq ft

Street Location: 16 SCHOOL ST

Zoning District: R-1A Tax ID: 108.01-2-37 Application No.: 2022-0805

RPRC DECISION: RPRC - Requires Conservation Board/Zoning Board of Appeals

Date: 01/10/2023

---

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 existing home is located within a floodplain. 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 plan shall demonstrate that compensatory flood storage has been provided to off-set any proposed loss of floodplain.
- Prior to advancing this application the Applicant should meet with the Building Department to discuss floodplain development requirements.
- The site may contain Town-regulated wetlands and/or Town-regulated wetland buffers. The site plan should depict the wetland and wetland buffer on the site plan. If a wetlands permit is required, the Applicant will need to prepare a 2:1 mitigation plan. Based upon the submitted plan, it appears that disturbance is proposed within the Town-regulated wetland buffer.
- If required, the wetlands permit shall be processed as an administrative wetlands permit with Conservation Board review. The Applicant should seek review by the Conservation Board at this time.
- The proposed addition may require the issuance of NYSDEC freshwater wetlands permit.
- The GLC Worksheet and backup data shall be revised to include the expanded driveway. It appears that the proposed amount of GLC is in excess of the maximum permitted in the Town Code. The site plan should be revised to reduce the amount of GLC below the maximum permitted or the Applicant will need to seek a variance from the Zoning Board of Appeals.

- 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 should impervious surface increase beyond 250 s.f. Provide details of the stormwater mitigation system.
- Provide existing and proposed drainage facilities. Provide details.
- The plan shall illustrate existing topography and any proposed grading, including spot grades, as appropriate. If no regrading is required, please specify on the plans.
- Provide construction details for all proposed improvements, including, but not limited to, patio, erosion controls, 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