



# 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 RETURN LETTER

Application Number: 2022-0805

Street Location: 16 SCHOOL ST

Zoning District: R-1A      Property Acreage: 0.33      Tax ID: 108.01-2-37

RPRC DECISION: HELD OVER

Date: 10/18/2022

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 18, 2022.

The Committee determined that given the submitted plans, additional information is required to be reviewed prior to a decision of the RPRC.

The following issues should be addressed at this time:

- It appears that disturbance is proposed within a 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 177 - Flood Damage Prevention of the Town Code. The plan shall demonstrate that compensatory flood storage has been provided to off-set any proposed fill in the floodplain.
- It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer and perhaps the NYSDEC regulated 100-foot wetland adjacent area. A local Wetland Permit and potentially NYSDEC Freshwater Wetland Permit may be required. The applicant shall illustrate the local and/or NYSDEC wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant and/or NYSDEC validation. Notify the Town Engineer once the wetland boundary has been established in the field so that a determination regarding the need for a Wetland Permit can be made.
- 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.
- Provide existing and proposed drainage facilities. Provide details.
- 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 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.

- The elevations should depict Building Height and Max. Exterior Wall Height to the satisfaction of the Building Department.
- The Applicant should confirm that the existing home is connected to public sewer.
- The submitted site plan does not depict existing conditions. Specifically, the driveway depicted on the plan does not match existing conditions. The plan and GLC Worksheet and backup data shall be revised accordingly.

Please submit revised plans addressing the above issues to the RPRC. If revised plans will not be submitted, please contact my office so that the RPRC can reconvene and conclude the review process.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3542.

Adam R. Kaufman, AICP  
Director of Planning