



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
Street Location: 3 HADLEY RD
Zoning District: R-2A Tax ID: 108.04-2-30 Application No.: 2022-0879
RPRC DECISION: RPRC - Submit to Building Department
Date: 11/22/2022

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 depicts a modification to the existing septic system. The site plan should be revised to depict the modified system location and depict whether tree removal is proposed.
- The submitted elevations should be revised to depict Building Height (Ave. grade to roof midpoint) and Max. Ext. Wall Ht. (lowest grade to roof midpoint).
- The Town's GIS depicts hydric soil on this site. The Town Engineer should determine whether Town-regulated wetlands are present on the site and whether a wetlands permit would be required for the proposed site redevelopment.
- The Applicant should submit a gross land coverage backup exhibit.
- The Applicant should submit a gross floor area backup exhibit.
- The existing septic tank and fields require modification. Septic modifications shall require Westchester County Department of Health (WCHD) Approval. Provide a copy of the WCHD Approval for the proposed modifications to the on-site wastewater treatment system. Approval should include WCHD concurrence with the proposed bedroom count of the dwelling.
- 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 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.
- Westchester County GIS Mapping indicates that much of the project site consists of sun and ridgeberry soils. Hydric soils are defined under the Town's Wetland Regulations as wetlands.
- These soils may have been disturbed in the past, and therefore, may not be of concern. The Town's Wetland Consultant should visit the site with the applicant's professionals to determine whether the proposed work impacts adjacent wetland areas.

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