



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, Accessory Structures and Patio
Street Location: 19 JACKSON RD
Zoning District: R-2A Tax ID: 102.02-2-65 Application No.: 2022-1018
RPRC DECISION: RPRC - Requires Planning Board
Date: 12/06/2022

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 **REQUIRED**.

The following issues will need to be addressed with the submission to the Planning Board:

- The site contains a significant amount of Town-regulated wetlands. The proposed house addition and portions of the proposed patio and accessory structures appear to be located in a Town-regulated wetland buffer.
- The site plan should be revised to depict the Town-regulated wetland and wetland buffer. If disturbance is proposed, the site plan should identify the proposed area of Town-regulated wetland buffer disturbance (in square feet). In addition, the Applicant will need to prepare a mitigation plan that is twice the area of proposed disturbance.
- The Applicant is proposing 3 new 798 square foot accessory structures, a patio and a house addition in the Town-regulated wetland buffer. It is recommended that the Applicant give consideration to reducing the proposed amount of disturbance in the Town-regulated wetland buffer to the maximum extent practicable given the environmental sensitivity of the property.
- The site plan should depict any proposed tree removal. If tree removal is not proposed, a note stating such should be added to the plans.
- 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 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.
- Disturbances over 5,000 s.f. will require an Erosion Control SWPPP in accordance with Chapter 267 - Stormwater Management of the Town Code.
- The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, construction sequence, etc. Provide details.
- The plan shall illustrate all trees eight (8) inches dbh or greater located within and ten (10) feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- The applicant shall provide a Landscape Plan, illustrating screening to the neighboring property to the east.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for review of the proposed bedroom count and/or additional floor area and whether modifications or upgrades to the existing septic system are required.
- The plan shall illustrate the location of the existing utilities (well, septic, etc.).
- The plan shall demonstrate that all required separation distances from the proposed stormwater mitigation system to the existing septic system and drilled well have been maintained.
- The plan shall illustrate all proposed utilities (water, electric, sewer) for the proposed accessory buildings and to the addition to the existing house.
- Provide construction details for all proposed improvements, including, but not limited to, drainage, pavement restoration, walkways, sewer and water services, erosion controls, etc.
- It appears that the plan will require disturbance within a 100-year FEMA Floodplain Zone A (36119C). A Floodplain Development Permit will be required in accordance with Chapter 109 -Flood Damage Prevention of the Town Code. The plan shall demonstrate any potential impact to the floodplain is mitigated with compensatory flood storage to offset any proposed fill in the floodplain.

- The plan shall illustrate existing topography and any proposed grading, including spot grades, as appropriate.
- The subject property is located within the New York State Department of Conservation (NYSDEC) Wetland K-28 Check Zone; the applicant shall coordinate with the NYSDEC and submit written verification regarding their extent of jurisdiction.
- A Wetland Mitigation Plan shall illustrate and quantifying the proposed disturbance areas to the wetland and/or wetland buffer. The plan shall include a summary table that quantifies the total wetland and wetland buffer area on-site, total disturbance areas within each, and total pervious and impervious cover pre and post development. Mitigation shall be provided at a ratio of 2:1 minimum.
- There is an existing pond and watercourse on the subject property. The applicant shall have these features flagged. Once flagged, please contact the Town's Wetland Consultant to verify the subject property.

At this time, you must submit an application to the Planning Board addressing the above issues.

If you would like to further discuss this matter, please do not hesitate to contact the Planning Department.

Adam R. Kaufman, AICP
Director of Planning