



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 RETURN LETTER

Application Number: 2022-1029

Street Location: 505 BEDFORD RD

Zoning District: R-2A Property Acreage: 0.34 Tax ID: 101.04-2-38

RPRC DECISION: HELD OVER

Date: 01/10/2023

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on January 10, 2023.

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:

- The site fence detail shall be revised to depict the height of the proposed fence. The fence can't exceed a height of six feet.
- The Gross Land Coverage Calculations Worksheet should be revised to depict the patio to be legalized in the "proposed" category (not existing).
- The Applicant shall prepare a gross land coverage backup exhibit for review.
- The improvement may have been constructed within a locally-regulated 100-foot wetland buffer and perhaps within the New York State Department of Environmental Conservation (NYSDEC) 100-foot wetland adjacent area. A local and NYSDEC Freshwater Wetland Permit may be required. The applicant shall have their professional delineate the local and State wetland boundary on the plan for verification by the Town Wetland Consultant and NYSDEC representative. If a wetlands permit is needed, the Applicant will need to prepare a wetland mitigation plan that is twice the size of the proposed amount of disturbance.

At the January 10, 2023 RPRC meeting, the RPRC directed the Town Wetlands Consultant to visit the site to determine whether it is necessary for the Applicant to delineate NYS and Local wetlands.

- The site plan should depict the location of the existing septic system and well.
- If the patio of over 250 square feet, the Applicant will need to prepare a stormwater mitigation plan for review by the Town Engineer.
- Provide stormwater mitigation for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event.

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 914-273-3500 x43.

Adam R. Kaufman, AICP
Director of Planning