



# 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 DETERMINATION LETTER

Project Description: Pool

Street Location: 12 STONY BROOK PL

Zoning District: R-1A Tax ID: 107.02-3-58 Application No.: 2022-1104

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 01/10/2023

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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 does not depict any tree removal. The site plan should be revised to include a note stating that Town-regulated tree removal is not proposed.
- The Applicant should submit a landscaping/screening plan for review.
- A play area and patio appears to be located on an adjacent property. The site plan should be revised to depict the removal of these features or the Applicant shall demonstrate that an easement has been secured for the improvements from the neighbor. If the play area/patio are proposed to remain, the Application should be revised to include these elements and the GLC Worksheet and backup data should be revised to include this area as the Town Code requires that GLC located on an adjacent lot benefiting another lot shall be counted as part of the lot benefiting.
- The plan may propose disturbances within the locally-regulated 100-foot wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field. Should the work be within the wetland buffer, the applicant will be required to prepare a wetland mitigation plan in accordance with Chapter 340, Wetlands and Watercourse Protection, of the Town Code. If a wetlands permit is required, it shall be processed administratively.
- It appears that disturbance is proposed within a 100-year FEMA Floodplain Zone. The limits of the floodplain 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 includes filling

which extends to the western property line and likely within the FEMA Floodplain. Please minimize filling within these areas. If filling cannot be avoided, the plan will need to demonstrate that compensatory flood storage has been provided to offset the proposed fill in the floodplain.

- 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.
- Cultec infiltration diversion discharge should be dissipated at the property line with a flow spreader device.
- Please provide sizing calculations for the 4” drainage pipe.
- Proposed Contour 486 seems to be missing from the plans.
- Provide construction details for all proposed improvements, including, but not limited to, drainage, patio restoration, 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