



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: Proposed rear two story addition, 2nd story addition of existing footprint and renovations to existing damaged single family dwelling

Street Location: 68 N GREENWICH RD

Zoning District: R-2A Tax ID: 108.03-3-33 Application No.: 2023-0573

RPRC DECISION: RPRC - Requires Conservation Board

Date: 08/01/2023

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 should be revised to removed the depicted 50-foot wetland buffer line and replace with the required 100-foot wetland buffer line. It appears that the proposed deck, addition and part of the proposed driveway are located with the Town-regulated wetland buffer. The Applicant should quantify the proposed amount of disturbance (in sq. ft.) within the Town-regulated wetland buffer. In addition, the Applicant will need to prepare mitigation plan that is twice the size of the proposed amount of disturbance to the Town-regulated wetland buffer. 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.
- The wetland permit shall be processed administratively with Conservation Board review.
- The submitted gross floor area calculations worksheet is not correct. The sum of all of the lines is not totaled correctly. The worksheet should be revised.
- The submitted gross floor area calculations worksheet (when summed correctly) indicate proposed floor area of 5,477 s.f. However, the submitted backup exhibit depicts a total of 4,783 s.f. The Applicant should address this discrepancy.
- The submitted elevations should be revised to depict Building Height (average grade to average weighted mean of the roof) and Max Exterior Wall Height (lowest grade to average weighted mean of the roof).
- The site plan should be revised to depict the location of the existing septic system and well.
- The plan will need to be referred to the Westchester County Health Department for review of the adequacy of the existing septic system.

- The plan shall illustrate existing topography and any proposed grading, including spot grades, as appropriate.
- The plan shall include driveway dimensions, as appropriate, for the proposed new pavement.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, pavement restoration, walkways, erosion controls, etc.
- The size of the proposed expansion requires that the application be referred 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.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
- 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 this office to schedule the testing.
- Provide rims, inverts, size and material for all drainage facilities.
- The plan shall illustrate the roof drain and drainage pipe connections on the site plan. Include the size, slope and material. Provide outlet protection details.
- The plan shall illustrate the footing drain location on the site plan. Include the size, slope and material. Provide outlet protection details.
- 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.

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