



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: Driveway and deck expansion

Street Location: 5 LONG POND RD

Zoning District: R-1.5A Tax ID: 101.04-3-44 Application No.: 2023-0607

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 08/15/2023

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 Applicant shall submit a Gross Land Coverage Calculations Worksheet and backup data. The Applicant shall demonstrate that existing and proposed conditions are below the maximum permitted amount of gross land coverage.
- The site plan should be revised to include a zoning compliance chart.
- The plan shall illustrate the location of the existing septic.
- 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.
- 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.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, construction sequence, etc. Provide details.
- 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.

- The plan proposes disturbances within the locally-regulated 100-foot wetland buffer. An administrative Wetland Permit is required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan. The applicant will be required to prepare a wetland mitigation plan in accordance with Chapter 340, Wetlands and Watercourse Protection, of the Town Code.

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