



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: Removal of existing deck. Construction of new deck

Street Location: 14 MIANUS DR

Zoning District: R-2A Tax ID: 95.03-1-40 Application No.: 2023-0629

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 09/05/2023

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:

- It appears that a wetland is located on the adjacent property and hydric soils are located on the subject property. The Town-regulated wetland buffer may extend into the proposed area of disturbance. A wetlands permit may be required. If so, given the limited impact of the proposed deck, the wetlands permit shall be processed administratively.
- The site plan should be revised to include a zoning conformance table outlining the bulk requirements and conformance to those requirements of the R-2A Zoning District.
- The site plan should be revised to depict proposed deck setbacks to all property lines.
- The Applicant should provide a proposed elevation of the deck.
- The Applicant shall submit a gross floor area calculations worksheet (and backup data) that includes the proposed floor area of all roofed portions of the deck.
- The property is located within a floodplain. The Applicant will need to obtain a floodplain development permit from the Building Department.
- The application does not include plans for how the deck will be constructed. The applicant should provide additional detail with regard to the extent of ground disturbance required and whether the deck will have openings to allow rainfall to pass through the deck to the ground below.

- A portion of this wetland may also be a New York State Department of Environmental Conservation (NYSDEC) regulated wetland. A watercourse on the neighboring property to the north may also be within 100 feet of the proposed work. A Local and NYSDEC Wetland Permit may be required for the project, if ground disturbance or vegetation removal is required. The applicant should clarify the required disturbances.
- A significant portion of the rear yard is also within the FEMA Floodplain 100-year AE Zone. A Floodplain Development Permit will be required through the Town Building Department.
- If the proposed deck has openings which permit drainage to the ground surface below, stormwater mitigation is not required. The applicant should provide additional detail. The Applicant shall specifically identify the square footage under the proposed roofs.
- The extent of erosion and sediment controls will be based upon the ground disturbance and extent of the vegetation removal required for the project. The applicant should provide additional detail.

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