



# 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: Demolition of existing house and site retaining walls. Construction of new house in approximate location of existing. Construction of new site retaining walls.

Street Location: 21 WAMPUS LAKES DR

Zoning District: R-2A Tax ID: 100.04-2-47 Application No.: 2023-0754

RPRC DECISION: RPRC - Requires ZBA

Date: 10/17/2023

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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 Floor Area Calculations Worksheet and backup information shall be revised to count all covered porch/deck/patio areas.
- The Applicant submission form indicates new landscaping proposed. Such plan should be submitted for review.
- The submitted elevations should be revised to depict Max Exterior Wall Ht. (lowest grade to roof midpoint).
- The calculation of gross land coverage is not correct. Section 355-26.C(2) of the Town Code states... The square footage of any gross land coverage on any lot containing a one- or two-family dwelling, which improvement is solely for the benefit of a lot other than the lot upon which that gross land coverage has been constructed, shall be applied in its entirety to the computation of the maximum permitted gross land coverage of the lot which benefits from the improvement. Therefore, the area below must be included in the GLC worksheet and backup data. This may result in the Applicant exceeding the max permitted amount of GLC.
- The plan shall illustrate and quantify the limits of disturbance. disturbance limits shall be staked in the field prior to construction.

- The plan shall note that 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.
- As Per NYSDEC guidelines, infiltration chambers shall be installed in virgin soils and cannot be installed on slopes with grades steeper than 15% or in fill sections greater than the top quarter of the drywell system. The plan shall verify conformance with the standards. Provide rims, inverts, size and material for all drainage facilities. Provide details. The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- 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.
- Provide a copy of the Westchester County Department of Health (WCHD) Approval for the proposed on-site wastewater treatment system and drilled well to service the new residence. The plan shall illustrate the location of the existing well.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, pavement restoration, walkways, erosion controls, etc.
- The plan shall include a pool fence and gate detail. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.
- Provide construction details and specifications for all exterior retaining walls.
- All retaining walls shall not exceed six feet in height. Any wall in excess of six feet in height shall require Planning Board approval.
- The Applicant shall obtain a fill permit from the Building Department.
- If chipping is proposed, the Applicant shall obtain a chipping permit form the Building Department.

**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.