



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: Addition to primary residence. Adding a master suite, approximately 650 sqft

Street Location: 1523 OLD ORCHARD ST

Zoning District: R-1A Tax ID: 118.03-1-21 Application No.: 2024-0001

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 01/16/2024

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:

- A portion of the proposed addition is located in a Town-regulated wetland buffer. The proposed second story addition is proposed to be installed on piers. **Wetland buffer impacts will be minimal and the wetlands permit shall be processed administratively.** 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 applicant shall prepare a Wetland Mitigation Plan in accordance with Chapter 340, Wetlands and Watercourse Protection, of the Town Code.
- The applicant shall illustrate, on the site plan, the total disturbance required for the project. The project is located in the Kensico Drainage Basin. Disturbance of over 5,000 s.f. will require conformance with New York State Department of Environmental Conservation (NYSDEC) General Permit GP-0-20-001 and filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC. Submit draft copies to the Town Engineer for review.
- The applicant shall provide stormwater mitigation 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 site plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, etc. Provide details.
- The plan shall illustrate existing topography and any proposed grading, including spot grades, as appropriate. If regrading is not proposed, please state on the site plan.
- Confirm the existing residence is connected to the municipal sewer system and public water system.
- The submitted elevations shall be revised to depict building height (plan appears to comply).
- The site plan shall be revised to include a zoning conformance table (plan appears to comply).

At this time, you must submit a hard copy of revised plans addressing the above issues, this determination letter and a completed building permit application directly to the North Castle Building Department as well as directly to the Town Engineer. 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