



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 Name: 1 Woodland Road - New House Construction
Street Location: 1 WOODLAND RD
Zoning District: R-2A Property Acreage: 6.02 Tax ID: 95.02-1-59
RPRC DECISION: ☒ Requires Planning Board Review ☒ Requires Architectural Review Board
☒ Requires Conservation Board ☐ Requires Zoning Board of Appeals
☐ Submit to Building Department ☐ Requires Admin Wetlands Permit
Date: September 5, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on August 22, 2017.

The Committee determined that given the environmental constraints of the property and the amount of proposed disturbance, a detailed review by the Planning Board and the Conservation Board is warranted.

The following issues should be addressed prior to the submission to the Planning Board:

-) Since much of the existing infrastructure is proposed to be removed, the site plan should be revised to place any new construction (and reconstruction) outside of the Town-regulated wetland and wetland buffer.
-) A building height analysis should be submitted for review.
-) A maximum exterior wall height analysis should be submitted for review.
-) Gross Floor Area backup information should be submitted for review.
-) The applicant should consider additional stormwater treatment as part of the wetland mitigation.
-) Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system and drilled well.
-) It appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer. A local Wetland Permit may be required. 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.
-) All existing site features to be remain and/or be removed should be clarified on the site plans.
-) The applicant should consider removal of the existing southern driveway to help mitigate any wetland buffer impacts.

At this time you may submit plans for the proposed project to the North Castle Planning Board.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3542.

Adam R. Kaufman, AICP
Director of Planning