



# 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: LEVY - Driveway  
Street Location: 24 HICKORY KINGDOM RD  
Zoning District: R-4A Property Acreage: 3.58 Tax ID: 95.03-2-45  
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: April 7, 2016

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 5, 2016.

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 should submit a site plan depicting the location of the proposed gates. The gates should be located so that a vehicle can fully pull off the road right-of-way prior to encountering the gate (20 feet beyond ROW).
- It appears that portions of the existing drive are located on 26 and 46 Hickory Kingdom Drive. The plans should be revised to clearly depict all property lines. If the gates are located off the Levy property, the Applicant will need to obtain the permission of the property owner for the gate installation.
- The Applicant should submit a detail of any proposed entry piers and gates. The detail should specify the height of any proposed gate or pier.
- The plans should be revised to indicate whether any utilities are proposed to operate the gate. If so, the location of utility line installation should be depicted on the plan.
- 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.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.
- 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.

- If the plan proposes disturbances and improvements within the regulated 100 foot wetland buffer, the applicant will be required to provide mitigation of the buffer disturbance at a ratio of 2:1. A wetland mitigation plan will be required for review by the Town Wetland Consultant.

At this time you may coordinate directly with the North Castle Building Department. **DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.**

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