



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: COBRADOR REAL ESTATE - New House Construction
Street Location: 34 CREAMER RD
Zoning District: R-2A Property Acreage: 2.15 Tax ID: 108.04-2-14
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: December 20, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on December 19, 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.

In addition, the following issues will need to be addressed:

- The site plan depicts 22,092 square feet of Town-regulated wetland buffer impacts. The Applicant shall prepare the required 2:1 mitigation plan for review.
- The site plan depicts the removal of 30 Town-regulated trees. The Applicant shall provide a tree inventory that includes a unique ID number, the species, size, health condition and removal status of each tree. The Applicant shall submit a proposed planting/screening plan for review.
- The proposed lot is highly constrained by Town-regulated wetlands. It is recommended that the Applicant give consideration to reducing the proposed impacts on the site. This can be accomplished by proposing a smaller home, with less bedrooms, in an effort to reduce the size of the septic system, house footprint, tree removal, and area of disturbance within the Town-regulated wetland buffer.
- The Applicant will need to obtain Health Department approval for the proposed 5-bedroom septic system and on-site well.
- The Applicant will need to obtain a curbcut permit from the Highway Department.
- The site plan shall be revised to depict adequate sight distance at the driveway intersection with Creamer Road.
- The Applicant shall provide a building height analysis for review.
- The Applicant shall provide a maximum exterior wall height analysis for review.
- The Applicant shall confirm that no outdoor recreation structures are proposed (i.e., deck, patio, etc.)

- The proposed driveway courtyard can't be located within the front yard setback pursuant to Section 355-58.F of the Town Code.
- Provide a planting plan for the rain garden.
- All new curb cuts shall be a maximum of 18' wide.
- Provide construction details for all proposed improvements, including, but not limited to, curbing, walkways, etc.
- 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.
- The applicant shall perform deep and percolation soil testing 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.
- Provide stormwater mitigation and design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- All trees 8 inches dbh or greater located within or 10 feet beyond the proposed limit of disturbance shall be shown on the plan. Indicate trees to be protected and provide a tree protection detail.
- All proposed plantings within the wetland and wetland buffer should be native species.
- The applicant shall illustrate the local regulated 100 foot buffer on the plan for verification by the Town Wetland Consultant. Notify this office once the wetland boundary has been established in the field.
- There is an offsite NYSDEC regulated wetland. The location of this wetland shall be validated by the NYSDEC. Further, additional permitting may be required if the NYSDEC regulates on the onsite wetland.
- The applicant should consider relocating the rain garden so the berm doesn't impact the sight distances when planted. Further, the existing stonewalls should be shown in the sight distance profile.

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