



# 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: HIRSCHMANN - Tree Removal  
Street Location: 5 SPRUCE HILL RD  
Zoning District: R-1A Property Acreage: 1.68 Tax ID: 101.04-2-61  
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: July 6, 2017

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 5, 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 is warranted.

In addition, the following issues will need to be addressed prior to submitting an application to the Planning Board:

- While clearly a significant number of trees will need to be removed for the redevelopment of the lot, it is recommended that the plan be revised to preserve Town-regulated trees to the maximum extent practicable.
- Pursuant to Section 308-15.A(6) of the Town Code, the plans should be revised to depict the regulated "Landscape Buffer Zone" and indicate the total number of trees proposed to be removed within the zone.
- Pursuant to Section 308-15.A(7) of the Town Code, the Applicant should submit a Tree survey showing those trees designated for removal, other trees within 50 feet of trees proposed for removal and the location of trees removed within the past 12 months. The survey should indicate size, species and any special condition of the tree. Where other activities are proposed in conjunction with this application, all trees within and adjacent (50 feet) to the proposed work should be shown.

- Pursuant to Section 308-15.A(8) of the Town Code, the Applicant should submit a detailed statement of the proposed action which includes a description of the tree(s) proposed to be removed, an explanation of why the trees must be removed, an evaluation of alternatives for relocating improvements in an effort to reduce tree removal and an explanation of the relationship of the tree removal to neighboring properties.
- The plan shall clarify whether the stumps will be removed. If so, 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.
- 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 removed and/or protected.
- A proposed tree restoration plan should be provided.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence , tree protection, etc. Provide details.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.

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