



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: BATTAGLIA - WALL
Street Location: 7 WOODLAND CT
Zoning District: R-2A Property Acreage: 2.1 Tax ID: 95.01-2-23
RPRC DECISION: ☒ Requires Planning Board Review ☐ Requires Architectural Review Board
☒ Requires Conservation Board ☐ Requires Zoning Board of Appeals
☐ Submit to Building Department ☒ Requires Wetlands Permit
Date: April 8, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 7, 2015.

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.

It is recommended that the following issues be addressed prior to the submission of an application to the Planning Board:

- The applicant should consider erosion control matting to protect the fill slope from eroding.
- A fill permit will be required. The plan should include a note stating that the contractor shall provide copies of all soil manifest reports to the Town Building Department for all fill material placed on-site.
- 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.
- The wall detail should be revised to include any required penetration and/or protection measures for the septic effluent pipe.
- Show construction access and staging area on the plan.
- The applicant should consider a fence, railing or other appropriate protection measures along the top of the proposed wall.
- All proposed grading should be a maximum of 2:1 slope. It appears the proposed grading needs to be modified slightly and the toe of slope will need to be extended to tie into the existing grade. Adjust the fill calculations accordingly.
- Verify the location of any approved septic expansion areas. The plan shall show the primary system and expansion areas to be cordoned off during construction.
- It appears that disturbances are proposed in the vicinity of the locally-regulated 100 foot wetland buffer. A 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.

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