



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: PROCOPS - Addition
Street Location: 34 SMITH FARM RD
Zoning District: R-2A Property Acreage: 1.28 Tax ID: 102.02-1-3
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 2, 2014

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on August 26, 2014.

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 application is for a legalization of fill that had been delivered to the site to regrade a portion of the rear yard. A portion of the material had been placed within the adjacent area of a New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetland. (K-27), which is located immediately off site to the north.
- An updated survey and partial topographic map has been provided to reflect the recent fill activities and wetland delineation. The NYSDEC Freshwater Wetland Validation Block included on the survey shall be signed by the NYSDEC.
- The plan should illustrate the location of the existing septic field (primary and expansion). Modifications to the system to accommodate the work is under the jurisdiction of the Westchester County Department of Health (WCHD).
- As per the NYSDEC, the plan notes that fill to be removed from the adjacent area is to be regraded on site. The plan shall include proposed grading to show where it will be placed on site. Should fill be placed in the vicinity of the septic fields, the applicant will need to obtain WCHD approval for the fill placement.
- The proposed boulder wall is noted to be a maximum height of 4 feet. The plan should note that, if walls in excess of 4 feet become necessary, the applicant will be required to provide engineered details and certification of construction.

- The slope above the wall is proposed to be graded at a maximum slope of 2H:1V. The plan should include additional erosion controls, such as erosion blankets and seed and additional silt fence, along the slope to insure adequate erosion and sediment control.
- The plan should illustrate and quantify the limits of disturbance inclusive of equipment access routes.
- The plan proposes a hedgerow barrier to be planted along the top of the wall. The plan shall provide sufficient detail to insure that the plantings are dense and high enough (minimum 3 feet) to provide adequate protection. A plant list indicating type, quantity and species of proposed plants and their location, shall be included on the plan. The applicant may also wish to consider a split rail fence.

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