



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Name: STEINER - Patio
Street Location: 26 BAYBERRY RD
Zoning District: R-2A Property Acreage: 2.00 Tax ID: 107.02-1-35
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: February 23, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 16, 2016.

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.

The following issues will need to be addressed:

- 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.
- Provide construction details for all proposed improvements, including, but not limited to, patio, drainage, steps, walkways, erosion controls, etc.
- Show the location of the existing utilities (well, septic, etc.). Fill over the primary and expansion septic areas are not permitted.
- 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.
- 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.
- 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.
- 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.
- Indicate trees to be removed and/or protected. A Tree Permit will be required.
- The site plan depicts the removal of a significant amount of trees and the placement of 8 feet of fill. The Applicant should provide additional details as to why such a large amount of fill is proposed. The existing rear yard appears to be adequate.

- A fill permit pursuant to Chapter 161 will be required.
- Calculate steep slope disturbance.
- Depict wetland and buffer on plan.
- May be able to reduce impacts by constructing walls.

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