



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 Description: Legalize terrace and tree removal.

Street Location: 2 TRIPP LN

Zoning District: R-2A Tax ID: 108.02-1-11 Application No.: 2020-2983

RPRC DECISION: RPRC - Requires Planning Board

Date: 10/06/2020

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

The Committee determined that Planning Board and Conservation Board approval of the proposed project is REQUIRED.

In addition, the following issues should be addressed prior to the submission to the Planning Board:

- The site plan should be revised to depict the location of the Town-regulated wetland and wetland buffer.
- The site plan should be revised to depict the proposed amount of disturbance (in sf) of the Town-regulated wetland and wetland buffer.
- The site plan should be revised to depict the location of all Town-regulated tree removal and the size and quantity of Town-regulated tree removed.
- The Applicant should submit a gross land coverage calculations worksheet and backup data that includes the proposed terrace (legalize).
- The property survey shall be updated to reflect current site conditions. It appears some existing walls may be within the Town right-of-way, which would require a license agreement between the applicant and Town.
- All existing trees should be included on the updated survey.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system 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.

- It is proposed that stormwater from the entire rear patio will be directing into a stone inlet. There is concerns that the inlet's capacity will not handle larger storms. The applicant should substitute an open grate drain inlet.
- There was an unapproved plan from 2003 included in this submission that included placing fill throughout the site. Based on aerial images from 2004, it appears this plan was constructed.
- The disturbance limit to be remediated should be based on the extent of the 2004 construction.
- The amount of fill placed onsite should be provided based on a comparison of a current survey to the historical topography.
- The Applicant shall submit a certification that the imported fill meets the New York State Department of Environmental Conservation (NYSDEC) Part 360 for unrestricted use in residential areas.
- The limit of disturbance should also include the recent land clearing at the rear of the property.
- Based on historical aerals, the rear yard was heavily wooded. The plans should give an approximation of how many trees have been removed to help the Board determine if the three (3) proposed trees are adequate replacement.
- The plan notes that previously cut trees will be removed from the site. The Board should consider if the removal would create additional disturbances to the wetland and buffer. If the material is to be removed, the plan should show the removal limits and note that it will be completed by hand work only.
- The size of the proposed trees should be specified on the plan.
- The installed fill appears to be over the septic area. The applicant shall provide confirmation from the Westchester County Health Dept that the septic system performance has not been compromised from the filling.
- The plan proposes disturbances within the locally-regulated 100-foot wetland buffer. A local Wetland Permit is required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field. The applicant will be required to prepare a wetland mitigation plan in accordance with Chapter 340, Wetlands and Watercourse Protection of the Town Code.
- The Wetland Mitigation Plan shall illustrate and quantifying the proposed disturbance areas to the wetland and/or wetland buffer. The plan shall include a summary table that quantifies the total wetland and wetland buffer area on site, total disturbance areas within each, and total pervious and impervious cover pre and post development. Mitigation shall be provided at a ratio of 2:1 minimum.

At this time you may coordinate directly with the North Castle Planning Board.

If you would like to further discuss this matter, please do not hesitate to contact the Planning Department.

Adam R. Kaufman, AICP
Director of Planning