



# 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: PUGATCH - Addition

Street Location: 23 CREAMER RD

Zoning District: R-2A Property Acreage: 2.00 Tax ID: 108.04-2-6

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 3, 2019

---

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on September 3, 2019.

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. As a result, the Committee has determined that the application will be required to receive Planning Board and Conservation Board approvals.

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

- The site plan should be revised to depict the Town-regulated wetland and associated buffer area.
- The site plan should quantify (in sq. ft.) the proposed amount of Town-regulated wetland buffer disturbance.
- Typically, the Planning Board would not approve a recreation feature entirely in the buffer, however, the proposed patio location has been previously disturbed. As part of the previously approved mitigation plan, a previous owner proposed a 1.12 acre conservation easement over the portion of the property south of the brook. The Applicant should indicate whether the conservation easement will be proposed as part of this project.
- A mitigation plan will need to be submitted. Mitigation shall be provided at a ratio of two square feet of mitigation for every square foot of proposed buffer disturbance. The mitigation plan should provide native plantings. Disturbances within the regulated wetland and buffer area should be quantified and tabulated on the plan to describe overall disturbance, new impervious surfaces and proposed mitigation activities (such as plantings, conservation easements, limited-mow areas, etc.)
- It is recommended that fertilizer and pesticides be prohibited to be applied in the buffer.
- The site plan should be revised to depict Town-regulated steep slopes.
- The site plan should quantify (in sq. ft.) the proposed amount of Town-regulated steep slope disturbance.

- It is recommended that a fence (or other protection) be installed at the top of the slope adjacent to the brook (patio side).
- All walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer. Provide construction details and specifications on the plan.
- The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the design professional prior to issuance of a Certificate of Occupancy/Completion.
- The plan shall illustrate existing topography and any proposed grading including spot grades as appropriate.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.
- 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.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Provide invert elevations for all drainage facilities. The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Provide details.
- 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.
- If no trees are proposed to be removed by this project, the plan shall clearly state so.
- 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.
- 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.

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