



# 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: GETZ - Tree Removal  
Street Location: 38 GREEN VALLEY RD  
Zoning District: R-2A Property Acreage: 2.01 Tax ID: 109.01-1-54  
RPRC DECISION: ☒ Requires Planning Board Review ☐ Requires Architectural Review Board  
☒ Submit to Building Department ☐ Requires Admin Wetlands Permit  
Date: October 2, 2019

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 2, 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.

The following issues will need to be addressed:

- Based upon a submitted report, the well discharge may be alleviated by raising the well head rather than piping the overland discharge to a pipe and then to Town stormwater infrastructure in the streets. The Applicant should provide the Town with documentation from a well contractor as to why that solution can't be implemented.
- The Applicant is proposing to regrade and propose a manicured lawn in the side yard. This area is removed from the main activity/recreation areas of the home. It is recommended that this area be naturalized with native ground cover and trees.
- The applicant should submit a complete site plan that outlines all proposed improvements.
- The plan shall illustrate and quantify the limits of disturbance, including the septic repair and rear yard grading.
- 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 this office 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 quantify 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.
- The watercourse that drains the off-site wetland appears to have been filled in. At a minimum, the channel should be re-established and stabilized with vegetation or rip-rap.

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