



# 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: STOPNIK - Driveway

Street Location: 60 N GREENWICH RD

Zoning District: R-2A Property Acreage: 2.22 Tax ID: 108.03-3-31

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: May 21, 2019

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 21, 2019.

The Committee determined that Planning Board and Conservation 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 site plan shall be revised to depict whether the proposed walls and piers would impact sightlines. Vegetation appears to be impeding sightlines looking south. The plans shall be revised to note that this area should be improved.
- The plan shall illustrate existing topography and any proposed grading including spot grades as appropriate.
- The plan shall include driveway dimensions, as appropriate, for the proposed platform area and width.
- 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.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- Additional erosion controls should be installed closer to the disturbance area.
- The dimensions of the drainage scupper shall be coordinated between the plan and the detail.
- The locations of the proposed wetland buffer plantings shall be shown on the plan.
- Provide details for the proposed rock stabilization around the existing pond.

- 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.

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