



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: 82 ROUND HILL RD LLC - New House Construction
Street Location: 82 ROUND HILL RD
Zoning District: R-2A Property Acreage: 2.81 Tax ID: 102.03-1-40
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: April 16, 2019

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

In addition, the following issues will need to be addressed during the Planning Board review1:

- It is recommended that the site plan be revised to significantly reduce the proposed amount of wetland buffer disturbance by reducing the size of the proposed septic system, impervious surface, house footprint and lawn areas.
- The Applicant should prepare a landscaping plan for review.
- The Applicant should prepare a wetland buffer mitigation plan for review.
- The site plan should be revised to depict sight distance along Round Hill Rd at the proposed driveway.
- The site plan should be revised to clearly depict the area of disturbance. In addition, it is recommended that the site plan include a physical demarcation of lawn/unmaintained area.
- The Applicant should submit gross land coverage backup information.
- The plan shall include driveway dimensions, including the turnaround area and curb cut width. The applicant should consider increasing the size of the turnaround area. Provide driveway profile and site distances profiles.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed on-site wastewater treatment system and drilled well.
- The plan shall demonstrate that all required separation distances to the septic system and drilled well have been maintained.

- 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 100-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
- It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer and the NYSDEC check zone. A local Wetland Permit and/or NYSDEC Freshwater Wetland Permit may be required. The applicant shall illustrate the local and/or NYSDEC wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant and/or NYSDEC validation. Notify this office once the wetland boundary has been established in the field so that a determination regarding the need for a Wetland Permit can be made.
- 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 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