



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: Fill and tree removal
Street Location: 9 SEYMOUR PL W
Zoning District: R-2A Tax ID: 108.02-1-63 Application No.: 2020-2693
RPRC DECISION: RPRC - Requires Conservation Board
Date: 07/21/2020

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

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

The following issues will need to be addressed with the Conservation Board:

- Pursuant to Section 308-15.A(11) of the Town Code, the Conservation Board should determine whether the Applicant should be required to prepare a tree replacement plan to mitigate impacts from the tree removal. If required, it is suggested that a mix of five native deciduous trees be planted in the regulated wetland buffer area.
- The Applicant will need to secure a fill permit for the proposed 106 c.y. of fill proposed to be brought to the site.
- Disturbances are proposed within the locally regulated wetland buffer. A mitigation plan will be required. 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.
- Tree removal within the wetland proper should be avoided.
- Proposed spot grade elevations should be provided to indicate where the fill will be placed.
- The plans shall be prepared and signed/sealed by a NYS Licensed Professional Engineer or Registered Landscape Architect. The Design Professional shall provide all drawing title block information, as required by the NYS Education Department.
- The plan shall note that disturbance limits shall be staked in the field prior to construction.

- 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.
- It appears that the property within a 100-year FEMA Floodplain Zone A. The limits and elevation of the floodplain shall be illustrated on the plan. A Floodplain Development Permit will be required in accordance with Chapter 109 - Flood Damage Prevention of the Town Code.

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

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

Adam R. Kaufman, AICP
Director of Planning