



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
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Armonk, New York 10504-1898

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PLANNING BOARD
Christopher Carthy, Chair

RESOLUTION

Action: Site Plan, Wetlands Permit and Tree Removal Permit Approvals
Application Name: 4 LedgeWood Place [#2021-041]
Applicant/Owner: 4 LedgeWood PL LLC
Designation: 107.02-2-46
Zone: R-2A
Acreage: 4.35 acres
Location: 4 LedgeWood Place
Date of Approval: September 11, 2023
Expiration Date: September 11, 2024 (1 Year)

WHEREAS, a new 4-bedroom 6,089 square foot residence is proposed to replace the previously demolished residence; and

WHEREAS, the application will require a Wetland Permit for the proposed house, septic and pool as well as Westchester County Department of Health (WCHD) for the proposed new septic system; and

WHEREAS, this project was referred to the Planning Board and Conservation Board from the RPRC; and

WHEREAS, in connection with the proposed development, the Applicant has submitted the following plans:

- Plan labeled "S-1.0," entitled "Site Plan, Storm Water Calculations, and Legend," dated August 24, 2021, last revised October 5, 2022, prepared by Rollano Engineering, P.C.
- Plan labeled "S-2.0," entitled "Erosion Control Details," dated August 24, 2021, last revised October 5, 2022, prepared by Rollano Engineering, P.C.
- Plan labeled "L-701," entitled "Mitigation/Planting Plan," dated April 23, 2020, last revised April 10, 2023, prepared by Yost Design Landscape Architecture.
- Plan labeled "L-801," entitled "Details Sheet," dated April 23, 2020, last revised April 10, 2023, prepared by Yost Design Landscape Architecture.
- Plan labeled "A-1," entitled "Proposed Plans," dated July 28, 2021, last revised November 13, 2022, prepared by Joseph Guglielmo Architect.
- Plan labeled "A-2," entitled "Proposed Basement Floor Plan," dated June 23, 2021, last revised November 13, 2022, prepared by Joseph Guglielmo Architect.
- Plan labeled "A-3," entitled "Proposed First Floor Plan," dated June 23, 2021, last revised November 13, 2022, prepared by Joseph Guglielmo Architect.

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- Plan labeled “A-4,” entitled “Proposed Second Floor Plan,” dated June 23, 2021, last revised November 13, 2022, prepared by Joseph Guglielmo Architect.
- Plan labeled “A-5,” entitled “Proposed Roof Plan,” dated June 23, 2021, last revised November 13, 2022, prepared by Joseph Guglielmo Architect.
- Plan labeled “A-6,” entitled “Proposed Elevations,” dated June 23, 2021, last revised November 13, 2022, prepared by Joseph Guglielmo Architect.
- Plan labeled “A-7,” entitled “Proposed Elevations,” dated June 23, 2021, last revised November 13, 2022, prepared by Joseph Guglielmo Architect.

WHEREAS, pursuant to Section 12-18(1) of the Town Code, the Architectural Review Board (ARB) approved the proposed house plans on February 1, 2023; and

WHEREAS, the plans were forwarded to the Chief of Police, Fire Inspector and the Armonk Fire Chief so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the designation of no-parking zones, emergency vehicle access or any other issued deemed important to providing emergency services; and

WHEREAS, emergency service providers did not have any comments; and

WHEREAS, the site plan depicts the removal of 44 Town-regulated trees; and

WHEREAS, the site plan depicts 19,971 square feet of Town-regulated wetland disturbance; and

WHEREAS, the site plan depicts 40,039 square feet of Town-regulated wetland buffer disturbance; and

WHEREAS, the Applicant has submitted a wetland mitigation plan; and

WHEREAS, the Planning Board, pursuant to §355-44 of the North Castle Code, conducted a duly noticed public meeting on September 11, 2023 with respect to the site plan and wetlands permit, at which time all those wishing to be heard with respect to the site plan were given an opportunity to be heard; and

WHEREAS, the Conservation Board in a June 13, 2023 memo recommended the approval of the requested wetlands permit; and

WHEREAS, the Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Planning Board has inspected the site and is familiar with the nature of the site, the surrounding area, and the proposed development; and

WHEREAS, the Planning Board has requested, received, and considered comments from the Town Attorney, Town Engineer, and Town Planner regarding the proposed development; and

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WHEREAS, the requirements of the Zoning Ordinance of the Town of North Castle have been met by said application; and

NOW THEREFORE BE IT RESOLVED, that the application for site plan, wetlands permit and tree removal permit approvals, as described herein, are hereby conditionally approved, subject to the following conditions and modifications; and

BE IT FURTHER RESOLVED that, this site plan, wetlands permit and tree removal permit approvals shall expire one (1) year after the date of this resolution unless all of the conditions and modifications identified below have been substantially completed or an extension of time has been requested by the applicant or granted by the North Castle Planning Board.

Prior to the Signing of the Site Plan:

(The Planning Board Secretary's initials and date shall be placed in the space below to indicate that the condition has been satisfied.)

- _____ 1. The Application form will need to be resubmitted with the correct property owner information completed to the satisfaction of the Planning Department.
- _____ 2. The submitted elevations shall be revised to depict Max Ext. Wall Height (lowest grade to roof midpoint) to the satisfaction of the Planning Department.
- _____ 3. The proposed pool is not included in the previously submitted gross land coverage calculations worksheet. The worksheet and backup exhibit shall be updated to the satisfaction of the Planning Department.
- _____ 4. The site plan shall be revised to depict netting or landscape blankets on the steeper slopes, especially the embankments adjacent to the pond to the satisfaction of the Town Engineer. Details and/or notes for the netting/blankets shall be added to the plans.
- _____ 5. The September, 2020 monitoring and maintenance plan report shall be revised to include the methods of invasive species removal and times of year for removal of each of the invasives to the satisfaction of the Town Engineer. The revised plans make the same general references to the process, but the report shall be updated, with the requested additional detail.
- _____ 6. The site plan shall be revised to include the deep hole information on the plans in the vicinity of the proposed infiltration system to the satisfaction of the Town Engineer.
- _____ 7. The plan shall show the size, material, inverts and slope of all drainage piping to the satisfaction of the Town Engineer.

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- _____ 8. Stormwater calculations shall include the pool cover as impervious area. Please clarify the use of 145 ft³/unit Cultec chamber storage to the satisfaction of the Town Engineer. Cultec specification indicates the 330 xlhd unit to have a total of 79.26 ft³ /unit. Stormwater calculations include a percolation rate of 4.07 ft³ /ft²/day or 128 cf/chamber/day. With a total storage of 79.26 cf/chamber/day, the total chamber capacity should be 207 cf/chamber/day. Please explain 468 ft³ per unit used to determine the number of units required. It appears the number of Cultec units required may be twice those proposed. Please update the stormwater computations.
- _____ 9. The applicant shall address the collection, treatment and discharge of stormwater runoff from the driveway to the satisfaction of the Town Engineer.
- _____ 10. A more detailed plan of the proposed pool, pool equipment location, pool fencing, as well as stormwater collection and winterization drawdown, shall be provided to the satisfaction of the Planning Department and Town Engineer.
- _____ 11. The site plan shall be revised to provide construction details of all site improvements to the satisfaction of the Town Engineer.
- _____ 12. As required by Town Code, the applicant shall provide a long-term monitoring and maintenance plan for the proposed wetland mitigation for a period of at least five (5) years to the satisfaction of the Town Engineer. The plan shall require an 85% survival rate. The Town Engineer will provide standard conditions for the long-term monitoring and maintenance plan to be included on the Site Landscaping and Wetland Mitigation Plan.
- _____ 13. The Applicant shall provide copies of the septic system approved by the Westchester County Department of Health for the current proposed site layout to the satisfaction of the Town Engineer.
- _____ 14. The applicant shall submit a detailed quantity cost estimate for all improvements proposed for the wetland mitigation with the quantities certified by the applicant's engineer to the satisfaction of the Town Engineer. The estimate shall be used to establish the Wetland Mitigation Bond amount and the long-term monitoring and maintenance bond amount.
- _____ 15. Payment of all applicable fees, including any outstanding consulting fees, pursuant to the master fee schedule.
- _____ 16. The Applicant shall submit to the Planning Board Secretary one PDF set of plans (with required signature block) incorporating all required amendments to the plans as identified in this resolution of approval to the satisfaction of the Town Planner, Town Engineer and Town Attorney.

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Prior to the Issuance of a Building Permit:

(The Planning Board Secretary's initials and date shall be placed in the space below to indicate that the condition has been satisfied.)

- _____ 1. The Applicant shall obtain Health Department approval for the proposed septic system to the satisfaction of the Town Engineer.
- _____ 2. Provide confirmation that the Wetland Mitigation Bond has been posted, to the satisfaction of the Town Engineer.
- _____ 3. The approved site plan shall be signed by both the Planning Board Chair and Town Engineer.
- _____ 4. Payment of all outstanding fees, including professional review fees.

Prior to the Issuance of a Certificate of Occupancy/Compliance:

(The Planning Board Secretary's initials and date shall be placed in the space below to indicate that the condition has been satisfied.)

- _____ 1. The submission to the Town Building Inspector of a Completed Works Certificate for the septic system to the satisfaction of the Town Engineer.
- _____ 2. Prior to the issuance of a certificate of occupancy/compliance, the actual construction, installation and implementation of all wetland mitigation to the satisfaction of the Town Engineer.
- _____ 3. Payment of all outstanding fees, including professional review fees.
- _____ 4. Prior to the issuance of a certificate of occupancy/compliance, the actual construction, installation and implementation of all landscaping/mitigation shall be certified by a licensed landscape architect as being in compliance with the approved plans and conditions, at the sole cost and expense of the Applicant.
- _____ 5. The submission to the Town Building Inspector of an "As Built" site plan.

Other Conditions:

1. All initial pool fillings (after construction or repair) and all subsequent pre-season yearly pool fillings (not including water loss during the season) shall be completed using off-site trucked in water. In no circumstance shall the public water supply or a private well be used for initial pool fillings and/or pre-season yearly pool fillings.
2. Prior to the start of construction and throughout the construction period, area of disturbance lines shall be clearly delineated in the field with snow fence or another

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- demarcation acceptable to the Building Department and Town Engineer, which shall be placed around the entire proposed construction area. Except as necessary to provide mitigation plantings, no encroachment beyond these limits by workers or machinery shall be permitted.
3. Grading and clearing and other construction-related activities shall take place only within the delineated area of disturbance lines. These area of disturbance lines represent the maximum limits of construction activities. Every attempt shall be made to further reduce grading and clearing activities within the area of disturbance lines by maintaining natural vegetation and topography wherever practicable.
 4. Prior to the commencement of any site work, the Applicant shall stake the location of the proposed construction for inspection and approval by the Building Department and Town Engineer.
 5. All soil erosion and sedimentation control measures shown on this plan shall be in place prior to the start of any site work. The Building Department and Town Engineer shall have inspected the installation of all required soil erosion and sedimentation control measures prior to the authorization to proceed with any phase of the site work.
 6. Throughout the construction period, a qualified professional retained by the Applicant shall, on at least a weekly basis, prior to any predicted rain event and after any runoff-producing rain event, inspect the soil erosion and sedimentation control measures to ensure their proper functioning. Soil shall be removed from the silt fence when bulges develop in the fence in accordance with Westchester County recommendations. Records shall be kept onsite and made available for review by Town personnel. Inspections shall be in accordance with the NYSDEC Phase II regulations.
 7. If the Applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, he shall report such conditions immediately to the Building Department and Town Engineer. The Applicant may submit, if he so desires, his recommendations as to the special treatment to be given such areas to secure adequate, permanent and satisfactory construction. The Building Department, without unnecessary delay, shall investigate the condition or conditions, and shall either approve the Applicant's recommendations to correct the conditions, order a modification thereof, or issue his own specifications for the correction of the conditions. In the event of the Applicant's disagreement with the decision of the Building Department, or in the event of a significant change resulting to the site plan or any change that involves the wetlands regulated areas, the matter shall be decided by the Planning Board. Any such conditions observed by the Planning Board or its agents shall be similarly treated.

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8. Compliance with all applicable local laws and ordinances of the Town of North Castle and any conditions attached to permits issued thereunder.
9. The applicant shall provide sedimentation and erosion control measures to the satisfaction of the Town Engineer and in accordance with the measures set forth in the Westchester County Best Management Practices for Construction and Related Activities.
10. All landscaping shown on this plan shall be maintained in a vigorous growing condition throughout the duration of the use. All plants not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season.

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APPLICANT, agreed and understood as to contents and conditions, including expiration, contained herein

Date

4 LedgeWood PL LLC

NORTH CASTLE PLANNING OFFICE,
as to approval by the North Castle Planning Board

Date

Joseline Huerta
Planning Board Secretary

KELLARD SESSIONS CONSULTING
As to Drainage and Engineering Matters

Date

Joseph M. Cermele, P.E.
Consulting Town Engineer

STEPHENS BARONI REILLY & LEWIS LLP
As to Form and Sufficiency

Date

Roland A. Baroni, Jr. Esq., Town Counsel

NORTH CASTLE PLANNING BOARD

Date

Christopher Carthy, Chairman