



17 BEDFORD ROAD  
ARMONK, NY 10504  
TEL: 914 273 0346  
FAX: 914 273 3554  
www.northcastleny.com

DATE: March 26, 2024

MEMO TO: Christopher Carthy, Chairman  
& Planning Board members

FROM: Jane Black, Co-Chair  
John Krupa, Co-Chairman  
Conservation Board

RE: **Wetland Permit Approval**  
10 Creemer Road  
Sec. 108.02 Blk. 2, lot 60

KSCJ Consulting has reviewed the plan submitted in conjunction with the above-referenced project. The applicant is proposing to construct a 4,771 sq. ft. addition to the existing residence, new septic expansion system and a rain garden to treat runoff. Two (2) watercourses flow through the property to the on-site pond located within the northeast portion of the site. The pond drains to the New York State Department of Environmental Conservation (NYSDEC) Wetland K-24. The Westchester County GIS Mapping designates the majority of the lands east of the entry drive, cottage and residence as hydric soils.

At its March 19, 2024, meeting, the project was conditionally approved. A motion was made by George Drapeau and was seconded by Craig Benedict, with the following conditions: a wetland/wetland buffer monitoring and maintenance cost estimate shall be prepared, in conjunction with the Wetland Mitigation Plan, which should detail the completion of the mitigation plantings, as well as ensure the maintenance of the plantings for a period of five (5) years. The planting plan shall be further coordinated and include a seed mix and/or herbaceous materials adjunct to the pond. Please also refer to the memorandum, prepared by David Sessions, RLA, AICP, dated March 15, 2024, for any additional information.

JM/JB/JK

cc: Keith Rosenthal, owner  
A. Kaufman, Town Planner  
R. Baroni, Town Attorney  
D. Sessions, Wetlands Consultant  
A. Simon, Town Clerk  
J. Berra, Town Board Liaison  
Conservation Board