



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: ONE FAMILY RESIDENCE
Street Location: 9 SEYMOUR PL E
Zoning District: R-2A Tax ID: 108.02-1-51 Application No.: 2021-0137
RPRC DECISION: RPRC - Requires Admin Wetlands Permit
Date: 04/06/2021

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

The Committee determined that Planning Board and Architectural Review 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 depicted planting on the western side of the property shall, to the maximum extent practicable, be relocated to the eastern property line to supplement screening on that side of the property.
- The landscaping plan shall be revised to add native trees along the rear property line adjacent to the septic system disturbance.
- If a significant amount of wetland buffer disturbance is required, the Building Inspector may send the administrative wetlands permit to the Conservation Board for additional review.
- The plan shall include a sight line profile for the proposed driveway location demonstrating adequate visibility for a minimum of 200 feet.
- It appears the pipe connecting the catch basin located at Station 1 19 and the proposed infiltration system is negatively pitched. The plan shall be revised accordingly to illustrate this pipe to be positively pitched towards the proposed infiltration system.
- The plan shall include a tree removal summary, specifying size and species of trees to be removed and/or protected.
- It appears lower portion of the proposed driveway from Station 0 00 to 1 19 is not being collected and discharging into the proposed infiltration system. The plan shall illustrate the portion of the proposed driveway to be treated by an on-site stormwater mitigation practice. If needed, additional soil testing, deep and percolation tests, will be required if an infiltration practice is proposed.

- The plan shall illustrate the proposed driveway to be crossed sloped to ensure the stormwater runoff will discharge into the proposed catch basin.
- The plan shall note the source of the base topographic survey.
- Provide a copy of the Westchester County Department of Health (WCHD) Approval for the proposed modifications to the on-site wastewater treatment system.
- 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 the Town Engineer 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.

At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit application directly to 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