



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: New Construction

Street Location: 16 CAREY DR

Zoning District: R-2A Tax ID: 102.02-1-6 Application No.: 2021-0472

RPRC DECISION: RPRC - Requires Planning Board

Date: 06/01/2021

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 **REQUIRED**.

In addition, the following issues will need to be addressed with the submission to the Planning Board:

- The site plan should be revised depict the “Building Area” and driveway as depicted on the Castlebrook IPP.
- 21 Town-regulated trees are proposed to be removed. The Applicant should prepare a mitigation plan for review. The landscaping plan should provide adequate screening from the northern and southern property lines. Particular attention should be paid to screening between the property and 18 Carey Dr.
- There is an existing heavily landscaped hillside adjacent to Carey Drive. Some of the existing plant material is proposed to be removed for a stormwater practice. The site plan should be revised to highlight this landscaped area and note that this area is to remain and the stormwater practice should be relocated.
- A NYSDEC wetland is located at the rear of the property. The site plan should be revised to depict the wetland and the regulated adjacent area.
- The property is located within the wetland check zone associated with an off-site New York State Department of Environmental Conservation (NYSDEC) Wetland, K-28. It appears the plan does not propose any disturbances within the locally-regulated wetland buffer and the NYSDEC 100-foot wetland adjacent area. However, given the site contains steep slopes of 25% or greater, the locally-regulated wetland buffer shall extend to 150-feet or to the top of slope, whichever comes first. The applicant shall illustrate the NYSDEC wetland boundary and regulated 100-foot adjacent area on the plan for verification by the Town Wetland Consultant and validation by the NYSDEC. Notify this

office once the wetland boundary has been established in the field. The applicant shall also provide confirmation from the NYSDEC if a State Wetland Permit is required.

- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed on-site wastewater treatment system and drilled well.
- It appears the deep and percolation tests for the proposed infiltration systems are shown in gray and use the same numbering nomenclature as for the soil testing done for the proposed septic system. It is unclear whether the soil testing results illustrated on the plan is for the proposed infiltration system or septic system. Please clarify the test numbering and results accordingly.
- It appears the proposed infiltration system serving the house and drive is located within the minimum required 100-foot WCHD setback from the proposed well. The infiltration system or well location shall be revised accordingly.
- It appears the catch basin located in the turn around area of the proposed driveway will not be required due to the proposed grading. The applicant should consider whether or not this catch basin will be needed.
- The existing trees to be removed and/or protected shall be shown on the proposed site plan.
- The plans shall include a note indicating the source of the survey and topographic data, including the referenced datum, utilized for the development of the plan.
- The plan shall include a Tree Protection Detail.

At this time, you must submit a site development plan application to the Planning Board.

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

Adam R. Kaufman, AICP
Director of Planning