



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Description: Wetlands permit
Street Location: 84 ROUND HILL RD
Zoning District: R-2A Tax ID: 102.03-1-39 Application No.: 2022-0106
RPRC DECISION: RPRC - Requires Planning Board
Date: 02/15/2022

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

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

In addition, the following issues will need to be addressed prior to the issuance of a building permit:

- Additional retaining walls beyond what is depicted on the plan have been installed within the front yard without prior approval. The plan shall be revised to include the location of the constructed retaining walls based upon an As-Built Survey. If found to be installed within the Town right-of-way, the walls must be removed and relocated. The plan shall be updated accordingly.
- The plan proposes disturbances within the locally-regulated 100-foot wetland buffer and the NYSDEC 100-foot wetland adjacent area associated with Freshwater Wetland, K-30. A local Wetland Permit and NYSDEC Freshwater Wetland Permit is required. The applicant has illustrated the NYSDEC wetland boundary and regulated 100-foot adjacent area 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 provide a wetland validation by the NYSDEC and obtain a NYSDEC Freshwater Wetland Permit.
- The applicant will be required to prepare a Wetland Mitigation Plan in accordance with Chapter 340, Wetlands and Watercourse Protection, of the Town Code. It is noted that the original application included no disturbance to wetland or wetland buffers.
- The site detail sheet illustrates a patio section that is unlabeled. If not required, this detail should be removed from the plan.
- The Landscaping Plan shall be revised to coordinate with the Site Civil Plans.

At this time, you must submit a wetlands permit application to the Planning Board.

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