



# 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 RETURN LETTER

Application Number: 2022-0777

Street Location: 111 CEDAR HILL RD

Zoning District: R-2A      Property Acreage: 2.61      Tax ID: 95.01-2-21

RPRC DECISION: OPEN

Date: 10/04/2022

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 4, 2022 .

The Committee determined that given the submitted plans, additional information is required to be reviewed prior to a decision of the RPRC.

The following issues should be addressed at this time:

- The site is partially located in a floodplain. The Applicant will need to obtain a floodplain development permit from the Building Department.
- If fill is being imported to the site, the Applicant will need to obtain a fill permit from the Building Department.
- The Town regulated wetland and wetland buffer should be depicted on the site plan. If any disturbance is located within the wetland or wetland buffer, the Applicant will need to obtain a wetlands permit and a mitigation plan will need to be prepared.
- Plan A-2 should be revised to better depict existing topography and proposed grading. The interface between the driveway, stairs and retaining wall is not clear.
- The Applicant is proposing a new extensive staircase adjacent to the proposed work area. It is noted, however, that the existing driveway is directly adjacent to this area. It seems that access to this area can be provided from the driveway with grading.
- The landscaping plan should be revised to complete the plant schedule by including the botanical name, common name and size of the proposed plant material.
- The plan shall note that the construction of all walls shall be inspected and certified by the Design Professional prior to the issuance of a Certificate of Occupancy/Completion.

- The plan shall illustrate an exact location of the existing septic system.
- The proposed wall system will be located on top of the existing septic system. Westchester County Department of Health Approval of the plan is required.
- It appears that disturbances may be proposed within the locally-regulated 100-foot wetland buffer. A local Wetland Permit may be 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 this office once the wetland boundary has been established in the field so that a determination regarding the need for a Wetland Permit can be made.
- The plan should include a cut/fill analysis of the regrading.
- The proposed retaining wall footing should rest on virgin soil.
- Section A-A depicts a County topography line and an existing grade line which are different. Please clarify.
- A construction detail of the staircase design should be provided.
- Please provide temporary erosion and sediment control details.
- Please provide the following note on the plan: “All imported fill shall be in conformance with Federal, State and Local Regulations.” The applicant shall obtain a Fill Permit from the Town Building Department. The application shall be accompanied by documentation of origin of fill and laboratory soil analysis of the fill.

Please submit revised plans addressing the above issues to the RPRC. If revised plans will not be submitted, please contact my office so that the RPRC can reconvene and conclude the review process.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3542.

Adam R. Kaufman, AICP  
Director of Planning