



# 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: 2022-0808

Street Location: 35 LIMESTONE RD

Zoning District: R-1A      Property Acreage: 1.08      Tax ID: 108.03-2-59

RPRC DECISION: HELD OVER

Date: 10/18/2022

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 18, 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 Applicant shall confirm that the tree diameter depicted in the tree chart is correct (or revise as necessary).
- The site plan shall be revised to depict the location of any proposed driveway pillars. A detail of the pillars shall be submitted for review. The maximum height of pillars (including lighting) is 8 feet.
- While some of the trees proposed to be removed are clearly in poor health or dead, other trees appear to be in relatively good condition. Pursuant to Section 308-15(8) of the Town Code, it is recommended that the Applicant submit an arborist's report evaluating the health condition of each tree. The report should discuss whether there are measures, short of removal, that would stabilize or improve the health condition of the trees.
- Pursuant to Section 308-15(10) of the Town Code, the site plan should depict the location of any proposed tree removal mitigation. It is recommended that instead of planting green giant arborvitae, that replacement trees consist of new native trees.
- The site plan should be revised to depict any Town- or NYS-regulated wetlands. It appears that some of the tree removal will occur in a regulated buffer. A wetlands permit from the Town and State may be required.
- The site plan should be revised to depict the location of the proposed new fences. Details of the fences should be submitted for review. The location of each fence type should be depicted on the plan.
- If any driveway gates are proposed, details of the gate should be submitted for review. All driveway gates shall be located a minimum of 20 feet from the front property line to permit a vehicle to pull fully of the roadway. In addition, if automatic gates are proposed, the plan should be revised to depict any proposed utility connections.

- It appears that an existing fence is located both on 35 Limestone and 33 Limestone. The fence should be relocated to the property line to the satisfaction of the Building Department.

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