



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: Proposed minor grading and the removal of (3) trees to construct pathway to Converse Lake for his sporadic use to launch and remove boat from lake. Pathway is to remain unimproved.

Street Location: 11 COWDRAY PARK DR

Zoning District: R-2A Tax ID: 102.03-2-24 Application No.: 2023-0493

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 06/20/2023

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 site plan depicts grading in the Cowdray Park Drive right-of-way. The Applicant will need to demonstrate that approval has been granted by the owner of the roadway for this work.
- The Applicant shall demonstrate that adequate sight distance is proposed at the proposed curbcut.
- A portion of the pathway is located in a Town-regulated wetland buffer. The Applicant will need to obtain a wetlands permit. Given the limited impact of the proposal, the permit shall be processed administratively.
- The applicant should specify the finished surface treatment of the path. Please specify how the runoff is proposed to be mitigated.
- Please provide a cut/fill analysis for the project. It appears the proposed regrading will result in a surplus of material. Please confirm the material will be removed from the project site.
- Please provide an erosion and sediment control plan for the project.

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 blasting or rock chipping is proposed, a permit pursuant to Chapter 122 is required.

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