



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 two story modular home, (5) bedrooms, (6) bathrooms, (3) car garage, and pool
Street Location: 34 CREEMER RD
Zoning District: R-2A Tax ID: 108.04-2-14 Application No.: 2023-0515
RPRC DECISION: RPRC - Requires Planning Board
Date: 07/05/2023

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 RPRC previously sent this project to the Planning Board and Conservation Board. The PB and CB reviewed the project and approved a new house. The Applicant is seeking a new house and site plan design at this time.
- The major amendment to the plan is the construction of a proposed new inground pool located entirely in a Town-regulated wetland buffer. Typically, recreational amenities located entirely in an undisturbed wetland buffer are highly scrutinized.
- In addition, the Applicant didn't provide an updated mitigation plan for review.
- Some of the submitted elevations are not two dimensional. The submitted elevations should be in two dimensions with an elevation submitted for each side. The Applicant can submit proposed renderings for additional information.
- The elevations should be revised to depict Building Height (average grade to roof midpoint – max 30 feet) and Max. Ext. Wall Height (lowest grade to roof midpoint – max 38 feet).
- The Applicant should quantify the proposed amount of tree removal and quantify the number of trees previously approved to be removed as part of the last approval.

- The Applicant should quantify the proposed amount of Town-regulated wetland and wetland buffer impacts and quantify the amount of previously approved wetland and wetland buffer disturbance approved as part of the last approval.
- The Applicant should submit a landscaping and wetland mitigation plan for review. The mitigation plan shall demonstrate that the mitigation plan is at least twice the size of the proposed wetland and buffer disturbance.
- The project proposed is consistent with the approved project, with the exception that the driveway length has been reduced, the proposed footprint of the residence has been reduced, the residence was shifted towards the east and a pool and pool patio located west of the house.
- It also appears that the septic system size was reduced and a retaining wall along the east side of the driveway was removed and the fill required for the driveway graded to the east.
- The applicant has not provided the new disturbance limits or area of new impervious surfaces in comparison to the previously approved project. However, since the stormwater mitigation system has increased in size, I would assume the impervious coverage also increased. The applicant will need to update the wetland buffer disturbances, update the required mitigation, mitigation bonding requirements and update the Stormwater Pollution Prevention Plan to address changes of the project.

At this time, you must submit an application to the Planning Board addressing the above issues.

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 Planning Department.

Adam R. Kaufman, AICP
Director of Planning