



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 RETURN LETTER

Application Number: 2023-0795

Street Location: 9 MEADOW HILL PL

Zoning District: R-2A Property Acreage: 2 Tax ID: 100.04-1-42

RPRC DECISION: OPEN

Date: 11/07/2023

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on November 7, 2023.

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 should provide an Arborist report detailing the health condition and recommendations relating to the trees proposed to be removed.
- It is recommended that the Applicant prepare a mitigation plan for the proposed tree removal taking into consideration the location of the existing house and adjacent club.

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 914-273-3000 x43.

Adam R. Kaufman, AICP
Director of Planning



30 Rocky Hill Rd.
New Fairfield, CT 06812

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EMAIL abigail@a2land.com
WEB SITE www.a2land.com

February 7, 2024

Mr. Adam R. Kaufman, AICP, Director of Planning
Town of North Castle
17 Bedford Rd.
Armonk, NY 10504

Re: Application #2023-0795
9 Meadow Hill Place

Dear Mr. Kaufman,

On behalf of our clients, Jesse and Ashley Edelman, we have prepared the attached mitigation planting plan as requested. Over the past several years, prior to the Edelman's purchase of the property, the site and landscaping had been left in a state of disrepair. In addition, several of the trees that were originally installed, specifically the very large white pines, were a poor design choice that no longer serve the original purpose, which we assume was screening. They are dangerously close to the house and cast a significant amount of shade upon the structure. The lack of tree and landscape maintenance has caused several issues for both the property as well as the home, including mold which has been very costly to mitigate. The same goes for the Hemlocks along the driveway. The lack of pruning and treatment for pests has caused significant decline and material that is not healthy.

Our proposal includes the installation of more appropriate material that will border the rear yard of the property and provide some screening between the residence and the golf course. The material has been chosen for various heights, texture and screening ability. Species include the Paterson American Holly, Fringe Tree, Serviceberry, Sentinel Eastern Red Cedar and an Upright Yew. None of this material will get so high as to shade out the back yard or out compete other trees on the property that will remain.

Please be advised that additional landscaping is being considered for the property, once we are able to remove the nuisance trees, that will enhance the overall health and aesthetic of the property. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads 'Abigail Adams'.

A2 Land Consulting, PLLC
Principal

Encl.

CC: Viktor K. Solarik, AIA
Jesse & Ashley Edelman, Owners



LEGEND

EXISTING TREES

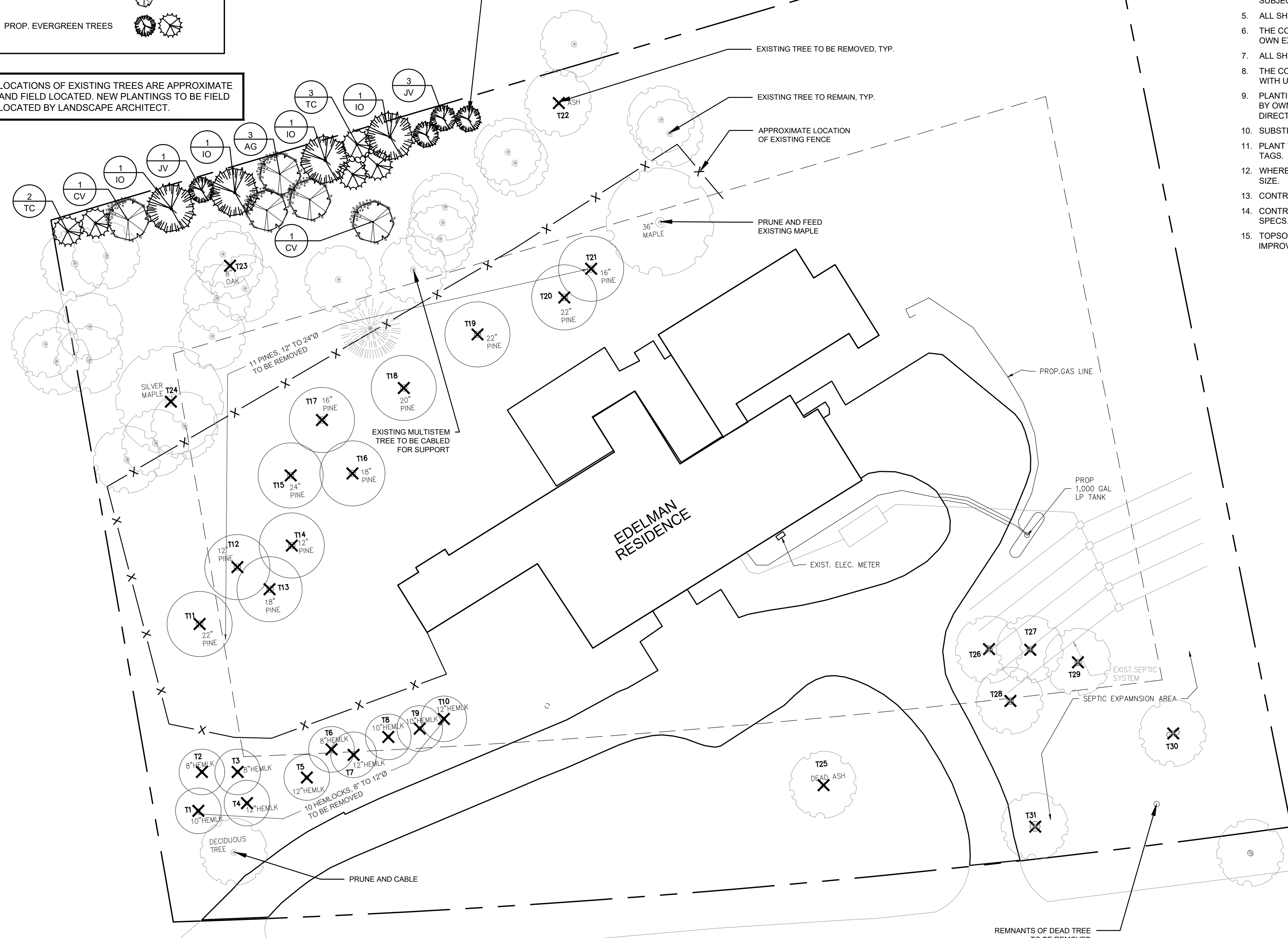
EX TREE TO BE REMOVED

PROP. DECIDUOUS TREES

PROP. EVERGREEN TREES

LOCATIONS OF EXISTING TREES ARE APPROXIMATE AND FIELD LOCATED. NEW PLANTINGS TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT.

PROPOSED MITIGATION PLANTING LAYOUT - FIELD REVISIONS MAY BE REQUIRED; ALL TREES TO BE LAID OUT IN THE FIELD BY LANDSCAPE ARCHITECT

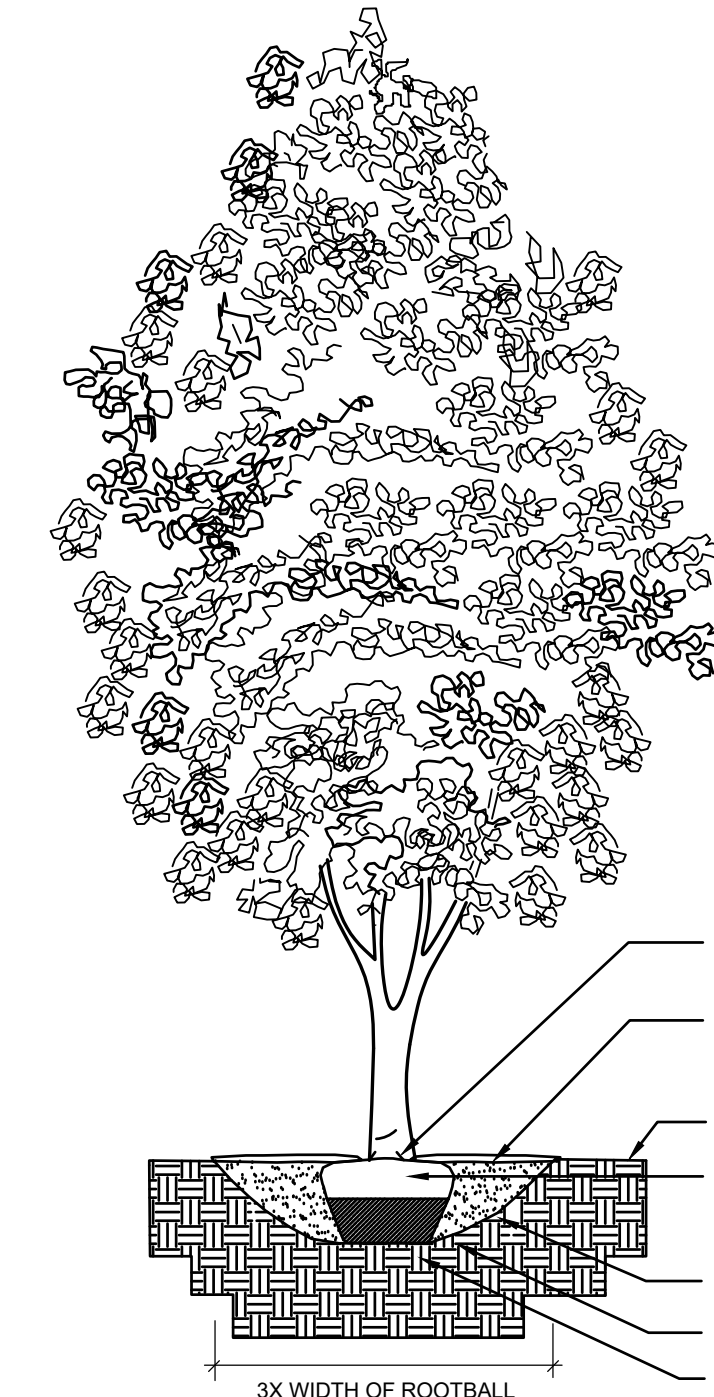


PLANTING NOTES

- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO APPLICABLE A.A.N. STANDARDS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND SHALL BE LOCATED AT THE GROWING SITE BY THE CONTRACTOR, FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE REMOVED, WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- ALL SHRUB AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGE, AT HIS OWN EXPENSE.
- ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL, 18" DEEP.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND/OR LAWN SEEDS OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- SUBSTITUTIONS PERMITTED ONLY UPON WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- PLANT TAGS TO REMAIN ON ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE. CONTRACTOR TO THEN REMOVE ALL PLANT TAGS.
- WHERE A SIZE RANGE IS GIVEN IN THE PLANT SCHEDULE, AT LEAST 50% OF THE PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
- CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
- CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL 60 DAYS AFTER FINAL ACCEPTANCE UNLESS NOTED OTHERWISE IN SPECS.
- TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND NOT COVERED BY OTHER SITE IMPROVEMENTS.

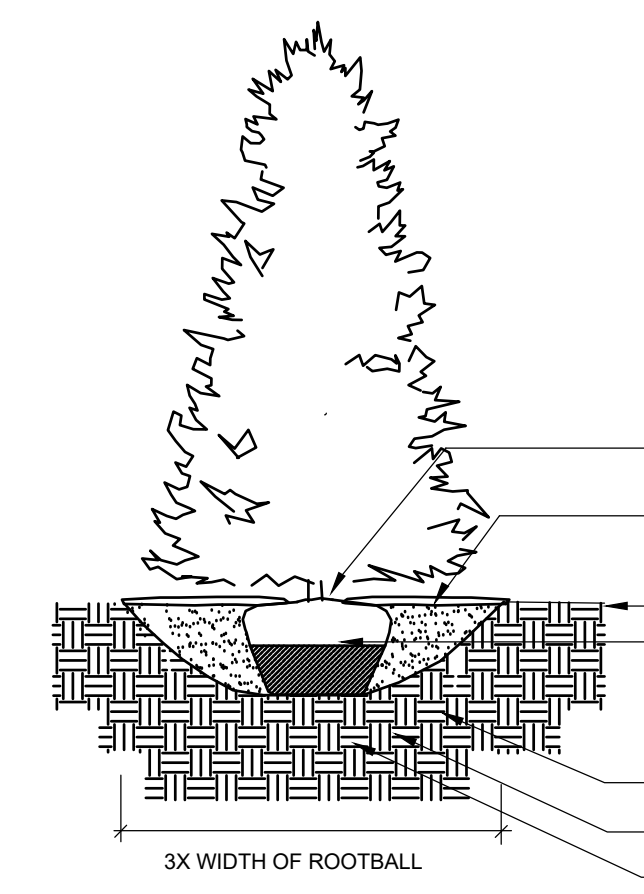
TREE REMOVAL SCHEDULE

KEY	SPECIES	DBH (IN.)	COMMENTS	PERMIT REQUIRED
T1	HEMLOCK	10	DECLINING HEALTH	YES
T2	HEMLOCK	8	DECLINING HEALTH	YES
T3	HEMLOCK	8	DECLINING HEALTH	YES
T4	HEMLOCK	12	DECLINING HEALTH	YES
T5	HEMLOCK	12	DECLINING HEALTH	YES
T6	HEMLOCK	8	DECLINING HEALTH	YES
T7	HEMLOCK	12	DECLINING HEALTH	YES
T8	HEMLOCK	10	DECLINING HEALTH	YES
T9	HEMLOCK	10	DECLINING HEALTH	YES
T10	HEMLOCK	12	DECLINING HEALTH	YES
T11	PINE	22	SAFETY CONCERN	YES
T12	PINE	12	SAFETY CONCERN	YES
T13	PINE	18	SAFETY CONCERN	YES
T14	PINE	12	SAFETY CONCERN	YES
T15	PINE	24	SAFETY CONCERN	YES
T16	PINE	18	SAFETY CONCERN	YES
T17	PINE	16	SAFETY CONCERN	YES
T18	PINE	20	SAFETY CONCERN	YES
T19	PINE	22	SAFETY CONCERN	YES
T20	PINE	22	SAFETY CONCERN	YES
T21	PINE	16	SAFETY CONCERN	YES
T22	ASH	10	SAFETY CONCERN	YES
T23	OAK	10	SAFETY CONCERN	YES
T24	MAPLE	34	SAFETY CONCERN	YES
T25	DEAD ASH	-	SAFETY CONCERN	YES
T26	DECIDUOUS	10,10,12 multi	SEPTIC SYSTEM EXPANSION	YES
T27	TULIP	14	SEPTIC SYSTEM EXPANSION	YES
T28	TULIP	20	SEPTIC SYSTEM EXPANSION	YES
T29	TULIP	24	SEPTIC SYSTEM EXPANSION	YES
T30	DECIDUOUS	18	SEPTIC SYSTEM EXPANSION	YES
T31	TULIP	36	SEPTIC SYSTEM EXPANSION	YES



DECIDUOUS TREE PLANTING

N.T.S.



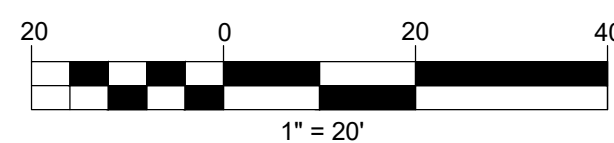
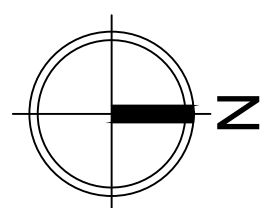
EVERGREEN TREE PLANTING

N.T.S.

MEADOW HILL PLACE

EDELMAN RESIDENCE

REPLACEMENT TREE SCHEDULE						
CATEGORY	SYM.	NO.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
	IO	4	ILEX OPACA 'PATERSON'	PATERSON AMERICAN HOLLY	7'-8' HT.	B&B
	JV	4	JUNIPERUS VIRGINIANA 'SENTINEL'	SENTINEL EASTERN RED CEDAR	7'-8' HT.	B&B
	TC	5	TAXUS CUSPIDATA 'CAPITATA'	CAPITATA UPRIGHT YEW	7'-8' HT.	B&B
	AG	3	AMERLANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8-10' HT.	B&B
ORNAMENTAL TREES	CV	2	CHIONANTHUS VIRGINICUS	FRINGETREE	2" CAL.	B&B



NOTES:
 1. BASE INFORMATION BASED ON THE PROPERTY SURVEY PREPARED BY COUNTY LAND SURVEYOR, PC DONALD O'BUCKLEY PLS, SURVEYED ON 09/18/2023.
 2. THIS PROPERTY IS LOCATED IN THE R-2A RESIDENTIAL ZONE.

2.7.24 DATE: 2.7.24

ISSUE TO TOWN REVISION:

A2 LAND CONSULTING
 LANDSCAPE ARCHITECTURE
 LAND USE CONSULTING

A2 Land Consulting, PLLC
 30 Rocky Hill Rd.
 New Fairfield, CT

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 E: abigail@a2land.com
 W: www.a2land.com

TREE REMOVAL & MITIGATION PLAN

DATE: 12.21.23
 SCALE: 1"=20'
 PROJ #: 2369
 DWG FILE: 2369LA
 SHEET: 1 OF 1

PREPARED FOR
 ASHLEY AND JESSE EDELMAN

9 MEADOW HILL PLACE
 ARMONK, NY