



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: Driveway/curb cut relocation. Privacy fence installed along frontage. Deer fence installed in side/rear yard

Street Location: 75 HICKORY KINGDOM RD

Zoning District: R-4A Tax ID: 95.04-1-38 Application No.: 2024-0021

RPRC DECISION: RPRC - Requires Conservation Board

Date: 02/06/2024

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Conservation Board approval of the proposed project is **REQUIRED**.

The following issues will need to be addressed prior to the issuance of a wetlands and building permit:

- The site plan should indicate the disposition of the existing fieldstone wall fronting Hickory Kingdom Road. The site plan should depict sight lines at the existing driveway.
- The site plan should depict the proposed driveway's compliance with Section 355-59 (Driveways) to the satisfaction of the Town Engineer. The applicant should prepare a driveway profile, in accordance with Town of North Castle Regulations.
- The applicant should provide a sight line analysis which addresses the sight line available to a driver entering and exiting the new driveway and a driver traveling Hickory Kingdom Road. The analysis should include clearing or other mitigation required to obtain 200 feet of sight distance, if required.
- The applicant will need to obtain a Curb Cut Permit from the Town Highway Department prior to starting work. The applicant shall discuss the proposed improvements with the Town Highway Department at this time.
- A stream is located along the western property line. A portion of the proposed fence and the entirety of the proposed driveway is located within the wetland and wetland buffer. The wetlands permit shall be processed administratively with Conservation Board review.
- The applicant has illustrated the local wetland boundary on the plan. The Town Wetland Consultant shall verify the boundary. The applicant will be required to prepare a Wetland Mitigation Plan in accordance with Chapter 340, Wetlands and Watercourse Protection, of the Town Code.

- The site plan should indicate whether any tree removal is proposed. If not, a note stating such should be added to the plan.
- The entry pier detail should be revised to depict height to the top of the proposed light. The height of the wall and light can't exceed 8 feet in height.
- A detail of the proposed driveway gate should be included on the site plan.
- The proposed deer fence meets the proposed privacy fence at the front property line. This is not permitted. The deer fence is not permitted closer than 25 feet to the Hickory Kingdom ROW. The plan shall be revised.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
- Provide stormwater design calculations for the sizing of the two (2) 18" diameter culverts proposed under the driveway. The culverts should be designed to pass the 100-year, 24-hour design storm event.
- The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Include erosion control measures on the plan.

At this time, you must submit an application to the Conservation Board approval addressing the above issues. Once complete, submit a hard copy of revised plans this determination letter and a completed building permit application directly to the North Castle Building Department as well as directly to the Town Engineer. 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