



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: The purpose of the proposed work is to allow access to the rear of the property for the homeowners. The scope of work includes the replacement of ~100sq ft of invasive species with native plant species, lay a wood chip/mulch pathway and build a short 15ft bridge 4ft wide over the narrowest part of the wetland stream feeding the Northern end of the pond which separates the property from West to East.

Street Location: 102 ROUND HILL RD
Zoning District: R-2A **Tax ID:** 109.01-1-21 **Application No.:** 2024-0137

RPRC DECISION: RPRC - Requires Conservation Board

Date: 04/02/2024

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

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

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

- The two submitted site plans depict different locations of the proposed path. The plans should be coordinated.
- A Town administrative wetlands permit with Conservation Board review will be required for the proposed path and bridge.
- The proposed disturbance would also require a permit from the NYSDEC since the wetland is also a NYSDEC regulated wetland.
- The site plan should quantify the proposed amount of Town-regulated wetland buffer disturbance. A mitigation plan that is twice the area of disturbance will be required to be prepared. The Applicant should submit a gross land coverage calculations worksheet and backup exhibit for review.

- An existing path and bridge is located on an adjacent property. The Applicant will need to secure an easement for the existing path and bridge.
- A significant drainage area and two (2) off-site ponds flow into the proposed on-site pond. The applicant is proposing a timber bridge of which the underside of the bridge appears to be close to the elevation of the surface water. The applicant will need to confirm the height of water entering the pond and confirm the proposed bridge will not impede the water flow during a significant rain event.
- The applicant will need to provide erosion control measures on the plan.
- It is not clear from the plan whether an existing path exists on the property which presently crosses the wetland. The only other access to this area is along an existing path on the neighboring property. The applicant should provide an explanation of how the bridge will be accessed from this parcel. Also, the applicant should explain the construction sequence and means of getting materials and equipment into the project area.
- It appears that disturbances are proposed within a locally-regulated wetland and a New York State Department of Environmental Conservation (NYSDEC) wetland. A local Wetland Permit and a NYSDEC Freshwater Wetland Permit will be required.
- The Town Wetland Consultant visited the site today and confirmed the wetland boundary as accurate.
- The applicant should provide a wetland mitigation plan for the project. The Township typically requires a bond to ensure the mitigation is performed and a five (5) year maintenance and monitoring plan for the mitigation. Please include a cost estimate of the proposed mitigation and a monitoring and maintenance plan.
- Please provide construction details of all improvements and erosion and sediment controls.

At this time, you must submit an application to the Conservation Board.

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