



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: Proposed Expansion of existing One Family Dwelling
Street Location: 99 BYRAM RIDGE RD
Zoning District: R-1A Tax ID: 101.01-1-13 Application No.: 2020-3241
RPRC DECISION: RPRC - Requires Planning Board
Date: 01/05/2021

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 REQUIRED.

The following issues should be addressed with the Planning Board:

- The Applicant should prepare a robust planting/screening plan for the property.
- Pool setbacks are measured incorrectly from the water's edge to property lines. Pool complex setbacks are required to be measured from edge of pool and appurtenances (patio, pool equipment, etc).
- The zoning conformance chart should be updated to depict setbacks from the pool complex to adjacent property lines.
- The site plan should be revised to depict the location of the proposed pool equipment.
- The site plan should be revised to depict the location of a pool fence.
- The site plan should be revised to include a pool fence detail.
- The site plan should be revised to depict the location of the existing septic system and well.
- The site plan should be revised to depict grading and proposed wall top and bottom elevations.

- The plans should be revised to depict an exhibit demonstrating conformance with the maximum exterior wall height for the R-1A Zoning District. Section 355-26.D of the Town Code states:

Maximum exterior wall height. Notwithstanding the maximum permitted building height as set forth elsewhere in this chapter, the maximum permitted vertical differential between the lowest grade elevation at any point along the exterior wall of a building and the point on the roof from which the building's height is measured shall not exceed 38 feet in the R-4A and R-2A Districts; 36 feet in the R-1.5A and R-1A Districts, and 34 feet in all other districts. This provision shall apply only to new dwellings or expansions of existing dwellings for which a building permit is applied for after the effective date of this section. This provision shall not be deemed to render any legally existing dwelling nonconforming nor to prevent any expansion of such dwelling which does not extend or increase any height nonconformity. Notwithstanding the foregoing, the Planning Board is hereby granted the authority, in connection with its review of any site plan for a one- or two-family dwelling, to allow a greater maximum exterior wall height than set forth above, provided that said Board determines that the intent of this provision will be met, after taking into consideration the topographic conditions of the building site, the amount of building setback provided and the size of the parcel involved.

- The site plan should contain plant names and sizes for all proposed plantings.
- The plan shall illustrate, and dimension all required minimum yard setbacks.
- The plan shall clarify whether any portion of the pool patio and wall is located within a required yard setback.
- The plan shall illustrate any proposed grading, including spot grades, as appropriate.
- The plan shall illustrate a pavement section detail for the proposed driveway extension.
- All walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer. Provide construction details and specifications on the plan.
- The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy/Completion.
- The plan shall illustrate a detail for the proposed retaining wall.
- The plan shall illustrate the location of the pool fence and gate; provide details. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for review of the proposed bedroom count and/or additional floor area and whether modifications or upgrades to the existing septic system are required.

- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system and drilled well.
- The plan shall demonstrate that all required separation distances from the proposed additions, pool patio, and stormwater system to the existing septic system and drilled well have been maintained.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.
- Disturbances over 5,000 s.f. will require an Erosion Control Stormwater Pollution Prevention Plan (SWPPP) in accordance with Chapter 173 - Stormwater Management of the Town Code.
- The plan shall illustrate all existing improvements (drainage, infiltration, etc.) and clarify the limits of those features to be removed.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact this office to schedule the testing.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- It appears the proposed stormwater mitigation practice will be mitigating all the impervious surface on-site. The plan shall illustrate how the runoff from the proposed addition and pool patio will discharge into the infiltration system.
- The plan shall include emergency overflow for the infiltration system to a stabilized outfall. The outlet control detail shall be coordinated with the plan. We note that there is no stormwater system on Byram Ridge Road to connect to.
- 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.
- The applicant shall provide an updated tree survey for at least all trees within and 20 feet beyond the limit of disturbance. The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance to be removed and/or protected.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.

- All silt fence shall be shown to be installed parallel with the existing grading.