



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: Construction of pool, patio, pool house, fence and outdoor kitchen.
Street Location: 45 BYRAM RIDGE RD
Zoning District: R-1A Tax ID: 101.03-3-24 Application No.: 2021-0980
RPRC DECISION: RPRC - Submit to Building Department
Date: 07/05/2022

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 proposed pool and patio don't meet the minimum required 35 foot side yard setback pursuant to 355-15.L of the Town Code. The site plan shall be revised to depict conforming setbacks as depicted on the landscape plan.
- The proposed sport court does not meet the minimum required 50 foot rear yard setback pursuant to 355-21 Accessory Use 6 of the Town Code. The site plan shall be revised to depict conforming setbacks as depicted on the landscape plan.
- The fence and gate details should depict maximum heights of both elements.
- The site plan should depict any proposed Town-regulated tree removal. If none is proposed, a note stating such should be added to the plan.
- The applicant proposes a curtain drain with surface inlets to collect runoff from the pool patio and sport court. Please revise the detail providing a swale along the top of the curtain drain and show the surface inlet locations.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- Please provide size, type and slope of proposed piping, including pipe inverts.

At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit application directly to the North Castle Building Department. 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.