



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 RETURN LETTER

Application Number: 2021-0980

Street Location: 45 BYRAM RIDGE RD

Zoning District: R-1A Property Acreage: 1.1 Tax ID: 101.03-3-24

RPRC DECISION: OPEN

Date: 10/19/2021

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 19, 2021.

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 submit floor plans and elevations of the proposed pool house. The elevations should depict proposed building height and the floor plans shall identify the size of the pool house (in sq. ft.).
- The site plan should be revised to include a zoning conformance table and depict the distance from all proposed structures to adjacent property lines.
- 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 should submit a gross land coverage calculations worksheet and backup exhibit.
- The Applicant should submit a gross floor area calculations worksheet and backup exhibit.
- The site plan should include a detail for the proposed driveway gate and pillars.
- The site plan should demonstrate that the proposed driveway gate is a minimum of 20 feet from the front property line.
- The plan shall illustrate all existing or previously approved improvements (patios, walks, drives, septic, well, drainage, infiltration, etc.) and clarify all proposed improvements (pool, pool house, pool equipment, patio). Presently, it is extremely difficult to differentiate between what is approved or built and what is proposed.
- Clarify the pool deck drainage collection system.

- Provide stormwater mitigation design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event or a six (6) inch pool drawdown volume; whichever is greater. Provide details of the stormwater mitigation system. Please clarify the existing treatment system and proposed mitigation.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The plan shall illustrate the roof drain (pool house) and drainage pipe connections on the site plan. Include the size, slope and material. Provide outlet protection details.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, construction sequence, etc. Provide details.
- A Highway Department curbcut permit will be required for the proposed driveway work.
- The first five feet of driveway shall be asphalt.
- A Knox box will be required on the proposed automatic gate.
- Details of the sport court surface shall be provided on the plan.
- The proposed driveway gates can't be utilized as a pool enclosure fence.

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