



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: New House, Pool, Pool House
Street Location: BYRAM RIDGE RD
Zoning District: R-1A Tax ID: 101.01-2-65 Application No.: 2022-0051
RPRC DECISION: RPRC - Requires Planning Board
Date: 02/01/2022

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

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

The following issues will need to be addressed with the Planning Board:

- Half of the proposed house, pool, deck and cabana are located in a Town-regulated wetland buffer. The Applicant should give consideration to limiting the proposed disturbance in the Town-regulated wetland by the maximum extent practicable.
- The site plan should be revised to quantify (in square feet) the proposed amount of Town-regulated wetland disturbance. The Applicant will be required to prepare a mitigation plan that is twice the size of the proposed disturbance. Stormwater mitigation practices do not count toward wetland mitigation requirements.
- The site plan should be revised to demonstrate how the NYSDEC and Town-regulated wetland would be protected. It is recommended that a physical demarcation of the maintained lawn area/activity area and the protected wetland and wetland buffer be proposed.
- The site plan should depict the location of the proposed pool equipment.
- The site plan should depict floor plans and elevations of the proposed pool house.
- The Applicant shall demonstrate that the pool house is no more than 25% of the gross floor area of the principal building and that the structure is less than 800 square feet and less than 15 feet in height.
- The site plan should depict proposed sight lines from the driveway looking left and right. 200 feet of sight distance is required looking in each direction.

- The plan shall illustrate existing topography and any proposed grading including spot grades as appropriate.
- Provide fence and gate details for the pool fencing, including height, material, post installation, etc.
- The plan shall illustrate and note that all driveway curb cuts shall be a maximum of 18 feet wide.
- The plan shall include driveway dimensions, as appropriate, for the proposed platform area and width.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed on-site wastewater treatment system and drilled well.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed stormwater mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact the Town Engineer to schedule the testing.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
- 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.
- The plan shall illustrate the roof drain and drainage pipe connections on the site plan. Include the size, slope and material. Provide outlet protection details.
- The plan shall illustrate the footing drain location on the site plan. Include the size, slope and material. Provide outlet protection details.
- 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, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, construction sequence, etc. Provide details.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.

- The plan proposes disturbances within the locally-regulated 100-foot wetland buffer and the NYSDEC 100-foot wetland adjacent area. A local Wetland Permit and NYSDEC Freshwater Wetland Permit is required. The applicant shall illustrate the NYSDEC wetland boundary and regulated 100-foot adjacent area on the plan which needs to be verified by the Town Wetland Consultant, surveyed, then validated by the NYSDEC. The applicant will be required to prepare a wetland mitigation plan in accordance with Chapter 340, Wetlands and Watercourse Protection of the Town Code. In addition, a NYSDEC Freshwater Wetland Permit will be required.
- The limits and elevation of each shall be illustrated on the plan. A Floodplain Development Permit will be required in accordance with Chapter 109 - Flood Damage Prevention of the Town Code.
- The applicant shall demonstrate that the house has been sited at an elevation that complies with Chapter 109 - Flood Damage Prevention of the Town Code.

At this time, you must submit a site plan application to the Planning Board addressing the above issues,

If you would like to further discuss this matter, please do not hesitate to contact the Planning Department.

Adam R. Kaufman, AICP
Director of Planning