



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: Addition
Street Location: 88 BYRAM RIDGE RD
Zoning District: R-1A Tax ID: 101.01-2-64 Application No.: 2022-0400
RPRC DECISION: RPRC - Submit to Building Department
Date: 06/07/2022

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 site plan shall be revised to eliminate the proposed pool and appurtenances since the Applicant will seek pool approval at a later date.**
- **If a wetlands permit is required for the proposed house addition, the Applicant shall be required to return to the RPRC for further evaluation.**
- It appears that disturbances may be proposed within the locally-regulated 100-foot wetland buffer and the NYSDEC 100-foot wetland adjacent area. A local Wetland Permit and/or NYSDEC Freshwater Wetland Permit may be required. The applicant shall illustrate the local and/or NYSDEC wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant and/or NYSDEC validation. Notify the Town Engineer once the wetland boundary has been established in the field so that a determination regarding the need for a Wetland Permit can be made. A NYSDEC Wetland Validation Map will also be required.
- The cover letter states that the addition is 995 square feet, while the description of work and gross floor area worksheet indicate a 527 square foot addition. The Applicant should explain.
- The project was previously approved for a 995 square foot addition in 2021. The project should be referred to the Westchester County Department of Health to determine the adequacy of utilizing the existing septic system.
- The property is located in a floodplain. A floodplain development permit will need to be issued by the Building Department.

- The plan shall illustrate any proposed grading including spot grades as appropriate.
- 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 the Town Engineer to schedule the testing.
- Provide rims, inverts, size and material for all drainage facilities. Provide details. Show the drainage system servicing the pool and patio.
- 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.
- The plan shall include overflow for the infiltration system to a stabilized outfall. Provide 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, temporary construction access.
- 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.

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.

Adam R. Kaufman, AICP
Director of Planning