



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: Demolition of existing house and construction of new house.
Street Location: 44 BYRAM RIDGE RD
Zoning District: R-1A Tax ID: 101.03-4-46 Application No.: 2022-0836
RPRC DECISION: RPRC - Submit to Building Department
Date: 10/18/2022

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 and landscape shall be revised to remove the future pool location since it is not proposed at this time.
- The site plan shall be revised to demonstrate that adequate sight distance is provided at the driveway location intersection with Byram Ridge Road.
- Four trees are proposed to be removed from the Byram Ridge Road ROW. The Applicant shall obtain approval from the Highway Department for the tree removal.
- The Applicant shall submit an exhibit demonstrating that the basement level would not be considered a story (and not counted as GFA) to the satisfaction of the Building Department.
- 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.
- 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.
- Please provide pipe sizing calculations for the stormwater system.

- 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 note that disturbance limits shall be staked in the field prior to construction.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed on-site wastewater treatment system and use of existing drilled well.
- Please provide a driveway profile.
- The proposed grading along the northern property line will impact trees within this area. Please address.
- The plan shall include a cut and fill analysis.
- Please provide retaining wall details.
- 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 include driveway dimensions, as appropriate, for the proposed platform area and width.
- The applicant will require a driveway curb cut permit from the Town Highway Department.
- The plan shall illustrate the location of the existing utilities.
- Provide construction details for all proposed improvements.

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