



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: Shed and deck legalization
Street Location: 8 BYRAM HILL RD
Zoning District: R-1A Tax ID: 101.03-4-14 Application No.: 2022-0902
RPRC DECISION: RPRC - Submit to Building Department
Date: 11/22/2022

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 Building Department should determine whether gross land coverage and gross floor area backup exhibits are required.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event.
 - o Mitigation is only required for the patio and accessory structure.
 - o Runoff from each improvements should be collected and discharged to their respective mitigation practice where water quality and detention is provided.
 - o Infiltration credit can only be obtained through the bottom of the practice. Side wall credit is not permitted under the New York State Stormwater Management Design Manual (NYS SMDM).
 - o Please provide the proposed collection system and piping.
 - o Soils on-site are the well drained Charlton which seems to be confirmed by the percolation rates provided. Such soils with good lawn conditions would typically result in lower CN values than provided. Please confirm how the 72 value for lawns was arrived at.

- 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.
- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well have been maintained. The Cultec unit ,may be required to maintain a 50 foot separation to wells and septics.
- The plan shall illustrate the location of the existing septic tank and fields and their distance to the new deck supports.

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