



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 Construction, One Family Residence

Street Location: 99 BYRAM RIDGE RD

Zoning District: R-1A Tax ID: 101.01-1-13 Application No.: 2023-0362

RPRC DECISION: RPRC - Requires ARB

RPRC - Requires ZBA

Date: 05/02/2023

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

The Committee determined that Planning 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 Applicant should submit a landscaping plan for review.
- The site plan should depict Town-regulated tree removal and include a tree survey depicting the type, size and removal status of Town-regulated trees within the proposed area of disturbance.
- The proposed grading plan depicts regrading with close proximity to the southern property line. The grading plan should be revised to preserve as much screening between the property as is possible. In addition, a landscaping plan should supplement vegetation along the common property line as necessary.
- The proposed building height of 32 feet 10.5 inches is in excess of the maximum permitted 30 foot building height. The house should be revised to comply with the Town Code.
- The proposed Maximum Exterior Wall Height of 38 feet 9.24 inches is in excess of the maximum permitted 38 foot maximum permitted exterior wall height. The house should be revised to comply with the Town Code.
- The site plan should be revised to contain a zoning conformance chart for review.
- The site plan should dimension the depicted yard setbacks.

- The site plan should be revised to depict the location of the proposed pool fence and include a pool fence detail. In addition, the site plan should depict the location of the proposed pool equipment.
- The site plan shall be revised to note that the septic expansion area shall not be cleared and graded at the time of construction.
- The Applicant shall submit a gross land coverage calculations backup data exhibit.
- The Applicant shall submit a gross floor area calculations backup data exhibit.
- The plan should contain the following note: All initial pool fillings (after construction or repair) and all subsequent pre-season yearly pool fillings (not including water loss during the season) shall be completed using off-site trucked in water. In no circumstance shall the public water supply or a private well be used for initial pool fillings and/or pre-season yearly pool fillings.
- All walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer. Provide construction details and specifications on the plan.
- 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 a pool fence and gate layout and detail. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.
- Provide updated 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. Submit a Stormwater Pollution Prevention Plan (SWPPP), Notice of Intent (NOI) and MS4 Acceptance Form to be filed with the New York State Department of Environmental Conservation (NYSDEC).
- The plan shall illustrate the pool equipment and connection between the pool equipment and drawdown mitigation practice.
- The plan shall illustrate the footing drain location on the site plan. Include the size, slope and material. Provide outlet protection details.
- Provide vehicle protection above the retaining walls.
- Provide invert elevations, pipe size, etc., for all drainage facilities.

- 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.

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