



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: Single Family Residence. Amendment to plans submitted on 4/18/2023 (BP 2022-1403)

Street Location: 99 BYRAM RIDGE RD

Zoning District: R-1A Tax ID: 101.01-1-13 Application No.: 2023-0863

RPRC DECISION: RPRC - Requires Planning Board

Date: 01/16/2024

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 landscape plan shall be revised to provide screening along the southern property line along the proposed walls for the yard and driveway.
- The proposed northern side elevation is relatively tall. The landscape plan shall be revised to provide some additional tall screening along the northern property.
- A winding driveway is proposed between Byram Ridge Road and the proposed residence. The driveway includes a 140 degree curve with a 12 foot inside radius and a 180 degree curve into the garage with a tight inside radius. The 140 degree curve should have a minimum inside radius of 25 feet to accommodate a UPS truck. The 180 degree curve should have a minimum inside radius of 19 feet to accommodate an SUV. A turnaround area should be provided.
- Access into and out of the garage from the driveway is very difficult. The applicant should consider improving maneuverability entering and exiting the garage area. Additional consideration should be given to any barriers or extended parapet walls above the retaining wall that may be required, as this will reduce the ability for vehicles to back out of the garage.
- The driveway profile should illustrate the location of the edge of the existing roadway and property line. The plan proposes to maintain the upper portion of the drive and connection to the road. However, the existing drive was demolished or is otherwise in need of reconstruction as a result of the prior application. It would be beneficial to the homeowner to have a 4% driveway platform where it meets the Town roadway.

- The plan proposes a number of retaining walls. Please provide retaining wall designs and 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.
- Water quality mitigation is proposed within the three (3) rain gardens. The runoff requiring water quality treatment the most would be runoff from the driveway. The rain garden proposed within the front yard appears to only treat portions of the roof of the proposed residence. It does not appear that any portion of the driveway is treated for water quality. The applicant should address water quality treatment of the driveway runoff.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed rain gardens 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.
- Peak discharge from the project site will be 4 cfs. The applicant should avoid point discharge directed at neighboring properties. All discharge from the mitigation systems should be dissipated and spread across the property.
- The plan shall illustrate the footing drain location on the site plan. material. Provide outlet protection details.
- The applicant shall provide a copy of the Westchester County Department of Health (WCHD) Approval for the septic system and proposed well.

At this time, you must submit a hard copy of revised plans addressing the above issues, this determination letter and a completed building permit application directly to the North Castle Building Department as well as directly to the Town Engineer. 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