



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 RETURN LETTER

Application Number: 2023-0863

Street Location: 99 BYRAM RIDGE RD

Zoning District: R-1A Property Acreage: 1.34 Tax ID: 101.01-1-13

RPRC DECISION: OPEN

Date: 12/05/2023

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on December 5, 2023.

The Committee determined that given the submitted plans, additional information is required to be reviewed prior to a decision of the RPRC.

The following issues should be addressed at this time:

- The proposed house materials and colors should be provided to the RPRC for review.
- The proposed house location shall be moved toward the Northwest.
- All proposed retaining walls shall be revised so as not to exceed six feet in height.
- The Applicant should prepare a landscaping and revegetation plan for review.
- The Applicant's previous submissions indicated a lot size of 1.19 acres. The GLC and GFA worksheets now indicate a lot area of 1.34 acres. The Applicant should submit a survey so that the changed lot area can be confirmed. This is important since the proposed amount of GLC is close to the maximum amount permitted.
- The applicant shall provide an updated As-Built Survey illustrating existing topography, Town regulated trees and the extents of the existing septic system and driveway.
- If available, the applicant shall provide a copy of the Westchester County Department of Health (WCHD) Construction Compliance Approval for the septic system, as constructed. If not available, the applicant will be required to provide documentation from the WCHD approving the previously designed septic system for the current application.

- The plan shall include dimensions for all portions of the driveway, including the courtyard and initial approach. In addition, the back out area for the garage appears to be limited, making access into and out of the garage from the driveway difficult. The applicant shall increase the back up space and improve maneuverability from the driveway entering the garage area. Vehicle turning movements should be provided. 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 plan shall include a driveway profile for the full extent of the drive demonstrating compliance with Section 355-59, Driveways, of the Town Code. The profile shall include dimensions, grades and vertical curve data, as needed, to demonstrate compliance with specific provisions related to maximum allowable grades for the platform area and drive. The profile should illustrate the location of the edge of the existing roadway and property line. It is noted that 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.
- 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 illustrate the location for the pool equipment, as well as provisions for seasonal drawdown.
- The plan shall include a pool fence and gate detail. The plan shall delineate the limits of each fence type and locate all gates. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.
- The plan shall illustrate the location of the existing or proposed well and the associated service.
- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well from the house, pool and stormwater mitigation systems have been maintained in compliance with WCHD Regulations.
- 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 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.
- Rain garden sizing calculations shall be provided and follow the NYS Stormwater Management Design Manual (NYS SMDM) guidelines accounting for ponding, soil media and gravel subdrain layer volumes. Provide details and planting requirements for the rain garden. The calculations shall clearly illustrate the tributary drainage area and that said area does not exceed 1,000 s.f., as per the NYS SMDM.
- As Per New York State Department of Environmental Conservation (NYSDEC) guidelines, infiltration chambers shall be installed in virgin soils and cannot be installed on slopes with grades steeper than 15% or in fill sections greater than the top quarter of the drywell system. Both systems appear to be located within areas of steep slopes. The plan shall be revised accordingly.
- The plan shall include emergency overflow provisions for the infiltration systems and rain gardens to a stabilized outfall. In addition, the proposed grass diversion swale should be extended to the rear yard as needed to eliminate the potential impact to adjoining property or to the function of the proposed stormwater mitigation systems. Provide details.

- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- 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. Provide outlet protection details.
- 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 illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- The plan shall show the location of the septic primary and expansion areas to be cordoned off during construction.
- The Erosion and Sediment Control Plan should include a suggested construction sequence, as well as identify areas of steep slopes to be stabilized with erosion control blankets or other appropriate means. Provide details. The plan shall also include a temporary sediment trap appropriately sized to collect sediment laden runoff during construction prior to discharging from the site.
- As previously requested, the plan shall indicate a maximum curb cut width of 18 feet, as required by the Town Highway Department. Any required restoration within the Town right-of-way shall be illustrated and detailed on the plan.
- The plans shall include a note indicating the source of the survey and topographic data, including the referenced datum, utilized for the development of the plan.

Please submit revised plans addressing the above issues to the RPRC. If revised plans will not be submitted, please contact my office so that the RPRC can reconvene and conclude the review process.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3000x43.

Adam R. Kaufman, AICP
Director of Planning