



# 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: 2024-0134

Street Location: 84 BYRAM RIDGE RD

Zoning District: R-1A      Property Acreage: 1.3      Tax ID: 101.01-2-62

RPRC DECISION: OPEN

Date: 04/02/2024

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 2, 2024.

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 garage architecture should be revised to be more compatible with the existing house architecture.
- The side elevation should be revised to add additional windows.
- The Applicant should provide a gross floor area backup exhibit for review.
- The Applicant should provide a gross land coverage backup exhibit for review. All land coverage should be included on the worksheet (house, driveway, walkways, sheds, patios, etc.).
- The submitted gross floor area coverage worksheets do not include the existing gazebo/cabana and pool shed. The site plan should contain a zoning conformance table.
- The Applicant shall demonstrate that the proposed accessory structure is not more than 25% of the gross floor area of the principal structure.
- The proposed garage height of 16' is in excess of the maximum permitted height of 15 feet. Any height above 15 feet requires Planning Board special use permit approval.
- The proposed garage is located 4 feet from the side lot line where 12.5' is required. The garage shall be relocated or a variance will need to be secured from the ZBA.

- The proposed garage is adjacent to a significant amount of screening along Lake Ridge Drive. The Applicant will need to demonstrate how the trees along the property line are proposed to be protected. It appears that the proposed garage location will negatively impact the existing trees. The Applicant should demonstrate who the owner of the trees are. If owned by the Applicant, the trees should be removed and new trees planted. If the trees are owned by the adjacent property owner, the Applicant should relocate the garage so that the drip line of the trees can be protected.
- The plans do not include topographic data. Please indicate whether any regrading is proposed. If not, please provide note on the plan and include that all foundation excavation will be removed from the site.
- 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. 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.
- The plan shall illustrate the roof drain and drainage pipe connections on the site plan. Include the size, slope and material.
- 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.
- Please include erosion control measures on the plan. Also provide details.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.

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 914-273-3000 x43.

Adam R. Kaufman, AICP  
Director of Planning