



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 Name: BYRAM RIDGE ESTATES 58 BYRAM - New House Construction
Street Location: 58 BYRAM RIDGE RD
Zoning District: R-1A Property Acreage: 1.00 Tax ID: 101.03-4-53.3
RPRC DECISION: ☐ Requires Planning Board Review ☒ Requires Architectural Review Board
☐ Requires Conservation Board ☐ Requires Zoning Board of Appeals
☒ Submit to Building Department ☐ Requires Admin Wetlands Permit
Date: April 18, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 18, 2017.

The Committee determined that given the design of the proposed house, a detailed review by the Architectural Review Board is warranted.

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 site plan shall be revised to shift the proposed driveway several feet further south to accommodate the proposed screening between the subject lot and the lot to the north.
- The site plan shall be revised to depict evergreen screening, along the south property line, as required by the Planning Board and depicted on the approved Byram Ridge Road Subdivision IPP.
- The submitted house plans do not match the submitted site plan. The site plan and house plans shall be coordinated.
- The plan shall quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Show all required minimum yard setbacks on the plan.
- Provide a pavement detail for the proposed driveway.
- Provide a proposed driveway profile to demonstrate compliance with Section 355-59 of the Town Code.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed installation of the on-site wastewater treatment system and drilled well.
- The plan shall note and dimension that all proposed curb cuts shall be 18 feet maximum.

- The applicant shall provide a comparison of the proposed impervious coverage versus what was approved for this lot under the original subdivision approval to verify adequacy of the installed stormwater system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The plan proposes removal of 2 trees in addition to what was originally approved as part of the subdivision. A Tree Removal Permit will be required.
- The Applicant should bring elevations of the house to the north when submitting the plans for the proposed house to the ARB.

At this time you may coordinate directly with the North Castle Building Department. **DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.**

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