



# 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 - New House Construction  
Street Location: 60 BYRAM RIDGE RD  
Zoning District: R-1A Property Acreage: 1.00 Tax ID: 101.03-4-53.2  
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: August 10, 2016

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on August 9, 2016.

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:

- Applicant shall submit a proposed landscape/screening plan to the satisfaction of the Town Planner.
- The Applicant has offered to provide screening on Lot 3 to screen the Lot 2 house and driveway. The Applicant shall submit an easement agreement over Lot 3 to provide screening the proposed house and driveway on Lot 2 to the satisfaction of the Town Attorney.
- The subdivision approval requires the installation of fire sprinklers in the proposed house.
- The submitted GLC backup does not match site plan. Backup info shall be revised.
- Submission of GFA worksheet and backup.
- Pool location shall be removed from site plan. All future improvements not included as part of this application shall be removed from the plan.
- Health Dept approval required.
- Building Height and Max Ext Wall Height exhibit required.
- The plans shall note and demonstrate that all proposed curb cuts shall be limited to 18' maximum width.
- Clarify all required minimum yard setbacks on the plan.
- The plans should be signed/sealed by the Design Professional.
- The applicant shall demonstrate how the driveway stormwater runoff will be collected.
- Clarify the location of the detailed pre-treatment tank and vegetated swale.
- The driveway grading shall reflect the curbing.

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.