



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: 7 Byram Brook Place Addition - Addition
Street Location: 7 BYRAM BROOK PL
Zoning District: R-1A Property Acreage: 1.00 Tax ID: 108.03-3-73
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: March 14, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 14, 2018.

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 proposed front terrace and proposed garage addition both do not meet the minimum front yard setback requirements. The site plan should be revised to comply with the Town Code. In the alternative, the Applicant may seek variances from the Zoning Board of Appeals.
- The site plan should be revised to dimension the proposed curb cut. Curb cuts are limited to 18 feet in width. Any modification to the curb cut will require approval from the North Castle Highway Department.
- It is recommended that the driveway be paved.
- The Applicant should provide documentation demonstrating that the Health Department has determined that the existing septic system is adequate to support the proposed additions.
- The plans should be revised to include a building height exhibit.
- The plans should be revised to include a maximum exterior wall height exhibit.
- The site contains a stream at the rear of the property. The site plan should be revised to depict the location of the Town-regulated wetland and the 100-foot buffer.
- Removals, improvements and restoration within the Town ROW shall be illustrated and detailed on the plan. Show the limits of the existing roadway.
- 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.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, walkways, erosion controls, etc.

- Show existing and proposed topography.
- Show the location of the existing utilities (well, septic, etc.). Demonstrate that the required setbacks to the infiltration system are met.
- The applicant shall perform deep and percolation soil testing to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact the Town Engineer office to schedule the testing.
- Provide stormwater mitigation and design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- All trees 8 inches dbh or greater located within or 10 feet beyond the proposed limit of disturbance shall be shown on the plan. Indicate trees to be removed and/or protected.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.
- It appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100 foot buffer on the plan for verification by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field.

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