



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Name: HIRSCHMANN - New House Construction
Street Location: 85 BYRAM RIDGE RD
Zoning District: R-1A Property Acreage: 1.00 Tax ID: 101.01-1-20
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: October 10, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 3, 2017.

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 Applicant shall submit Gross Floor Area backup information to the satisfaction of the Building Department.
-) The site plan shall be revised to depict a proposed pool fence location along with fence details.
-) The landscape plan shall be revised to eliminate the "future" note. The pool shall be fully designed at this time to the satisfaction of the Town Engineer, or the pool should be removed from the plan.
-) Provide construction details for all proposed improvements, including, but not limited to, driveway, terrace, etc. to the satisfaction of the Town Engineer.
-) The rip-rap dissipater shall be included in the limit of disturbance and protected with erosion controls to the satisfaction of the Town Engineer.
-) Provide stormwater mitigation design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface or a 6 inch pool drawdown volume to the satisfaction of the Town Engineer; whichever is greater. Provide details of the stormwater mitigation system.
-) Provide rims, inverts, size and material for all drainage facilities to the satisfaction of the Town Engineer. 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 to the satisfaction of the Town Engineer. Indicate trees to be removed and/or protected.
-) The plan should show the new driveway apron to the satisfaction of the Town Engineer.

-) The plan shall note that the new curb cut will have a maximum width of 18 feet to the satisfaction of the Town Engineer.
-) The limit of the easement area has been illustrated on the plan. The owner shall provide a draft ownership and maintenance agreement to be recorded against the property for the new pipe system for review and approval by the Town Attorney. The agreement shall provide the Town with rights to access for inspection and maintenance (back charging the owner if the Town is required to perform maintenance).
-) Soil testing shall be performed in the location of the drywell systems serving the residence to the satisfaction of the Town Engineer.
-) Architectural plans shall be submitted to the satisfaction of the Building Department.
-) The applicant shall confirm if the pool will have a perimeter patio, or connection to the rear terrace to the satisfaction of the Town Engineer and Building Department.
-) The plan shall illustrate the connection between the pool equipment and the drawdown mitigation to the satisfaction of the Town Engineer.
-) A Landscaping Plan shall be submitted for review to the satisfaction of the Town Engineer .
-) The easement shown includes the proposed drywells in the front yard. This should be clarified, to the satisfaction of the Town Engineer, as they will not be the responsibility of the Town.
-) The footing drain discharge should be shown on the Site Plan to the satisfaction of the Town Engineer.

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