



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: AMERICAN BUILDING 79 BYRAM RIDGE ROAD - New House Construction
Street Location: 79 BYRAM RIDGE RD
Zoning District: R-1A Property Acreage: 1.41 Tax ID: 101.01-1-23
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 12, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on August 11, 2015.

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:

- Landscaping plan shall be submitted to the satisfaction of the Town Planner.
- Adequate sight distance shall be demonstrated at the new driveway location to the satisfaction of the Town Engineer
- The Applicant shall obtain a curbcut permit from the Highway Dept
- The Town Engineer shall determine whether a fill permit would be required.
- Site plan should depict underground utilities.
- Depict utility pole locations on site plan. Show the location of the existing well and septic and note that they are to be abandoned according to current Westchester County Department of Health (WCHD) regulations.
- Provide fence details, including height, material, etc. The site plan should include a pool fence.

- For clarity and ease of reference, an existing conditions plan should be provided clearly indicating all existing features to be removed.
- Provide a copy of the WCHD approval for the proposed modifications to the on-site wastewater treatment system and drilled well.
- Clarify the proposed driveway construction materials. Provide a detail of the proposed driveway.
- The plan shall note that driveway curb cuts are to be limited to 18 ft in width.
- 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; whichever is greater. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Show the connection between the pool equipment and drawdown mitigation practice.

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