



# 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 ASSOCIATES - New House Construction  
Street Location: 68 BYRAM RIDGE RD  
Zoning District: R-1A Property Acreage: 1.11 Tax ID: 101.03-4-3  
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 2, 2014

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 1, 2014.

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 will need to submit GLC backup information
- The Applicant will need to submit GFA backup information
- The plan shall include a pool fence and gate detail.
- Provide a copy of the WCHD approval for the proposed modifications to the on-site wastewater treatment system and drilled well.
- 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 to schedule the testing.
- 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.
- The plan shall show all septic areas to be cordoned off during construction.
- Based on available Westchester County GIS, it appears that disturbances are proposed within the locally regulated 100 foot wetland buffer and the NYSDEC 100 foot wetland adjacent area. A Wetland Permit and/or NYSDEC Freshwater Wetland Permit may be required. The applicant shall illustrate the local and/or NYSDEC wetland boundary and regulated 100 foot buffer on the plan for verification by the Town Wetland Consultant and/or NYSDEC validation. Notify the Town Engineer once the wetland boundary has been established in the field.
- Provide details for all site improvements, including, but not limited to, driveway, Belgium block curbing, walkway, patio, etc.

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