



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: DONNELLAN - Pool House

Street Location: 70 BYRAM RIDGE RD

Zoning District: R-1A Property Acreage: 1.82 Tax ID: 101.03-4-2

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: March 8, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 5, 2019.

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:

- Given that a recreational amenity is proposed within the buffer, an administrative wetland permit shall be required to be issued only upon recommendation of the Conservation Board.
- A wetland mitigation plan shall be prepared. It is recommended that a no-mow zone be proposed around the existing lake and undisturbed wetland buffer. The undisturbed buffer area shall be demarcated with boulders set generally 20' apart with a mix of trees and/or shrubs between boulders.
- The plan shall illustrate and quantify the limits of disturbance.
- 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. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities.

- The perimeter drain should be extended to collect the northern edge of the pool patio.
- Show the connection between the pool equipment and drawdown mitigation practice.
- Provide a mitigation plan that provides a 2:1 mitigation ratio for wetland buffer disturbance.
- Disturbances are proposed within the locally-regulated 100 foot wetland buffer and the NYSDEC 100 foot wetland adjacent area. A local Wetland Permit and/or NYSDEC Freshwater Wetland Permit will be required. Provide a copy of the NYSDEC Freshwater Wetland Permit.

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