



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 Description: Patio

Street Location: 77 BYRAM RIDGE RD

Zoning District: R-1A Tax ID: 101.01-1-24 Application No.: 2020-2673

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 07/21/2020

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

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 site plan should be revised to indicate whether any Town-regulated trees are proposed to be removed. If not, the site plan should be revised to include a note stating such. If tree removal is proposed, the Applicant shall be required to return to the RPRC for further review.
- The plan shall illustrate existing topography and any proposed grading, including spot grades, as appropriate.
- Provide construction details for all proposed improvements, including, but not limited to, patio, drainage, walkways, erosion controls, etc.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. The capacity of the existing infiltration system shall be verified. Additional stormwater improvements may be required.
- Provide rims, inverts, size and material for all proposed drainage facilities. Provide details.
- 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.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. 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.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.
- Based on Westchester County GIS, 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 so that a determination regarding the need for a Wetland Permit can be made.

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