



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: ZIPPER - Pool
Street Location: 1 OAK RDG
Zoning District: R-1A Property Acreage: 1.00 Tax ID: 101.04-3-16
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: June 2, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on June 1, 2016.

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:

- 1 and 3 Oak Ridge shall be merged to the satisfaction of the Tax Assessor prior to the issuance of a building permit.
- The removal of the existing residence shall occur prior to the issuance of a building permit.
- The Applicant shall submit gross land coverage backup data for review.
- The site plan shall be revised to depict a 50' side yard setback adjacent to Oak Ridge.
- The site plan shall be revised to clearly distinguish between existing and proposed site features.
- The plans shall be revised to indicate that the temporary construction access shall be abandoned and restored at the conclusion of construction activities.
- The plans shall be signed and sealed by a New York State Licensed Design Professional.
- Provide fence details, including height, material, etc.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, walls, erosion controls, etc.
- Show the location of the existing septic.
- 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.
- Show the connection between the pool equipment and drawdown mitigation practice.
- Silt fence shall be installed parallel to the existing contours.

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