



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: FIORILLO - Pool

Street Location: 11 SADDLE CT

Zoning District: R-2A Property Acreage: 2.00 Tax ID: 95.02-1-32

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: May 30, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 30, 2017.

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 shall submit the gross land coverage calculations worksheet and backup information.
- The setback from the patio to the property lines should be depicted on the site plan.
- Any proposed tree removal should be depicted on the plan. If no tree removal is proposed, a note stating such should be added to the plan.
- Provide proposed topography, including pool coping elevation to demonstrate positive pitch to the collection system.
- The plan shall include a pool fence and gate detail.
- The 50' setback required by the WCHD between the well and infiltration system shall be provided.
- 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 rims, inverts, size and material for all drainage facilities. Provide details.
- Show the connection between the pool equipment and drawdown mitigation practice.
- 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 GIS, there appears to be an off-site wetland within 100 feet of the project. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary located off-site and regulated 100 foot buffer on the plan for verification by the Town Wetland Consultant. Notify this office once the wetland boundary has been established in the field.

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