



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: ROSENZWEIG - Pool
Street Location: 19 SARLES ST
Zoning District: R-2A Property Acreage: 2.00 Tax ID: 101.01-1-67
RPRC DECISION: ☒ Requires RPRC Review ☐ Requires Architectural Review Board
☐ Requires Conservation Board ☒ Requires Zoning Board of Appeals
☐ Submit to Building Department ☐ Requires Admin Wetlands Permit
Date: February 8, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 7, 2017.

The Committee determined that given the environmental constraints of the property and the amount of proposed disturbance, a detailed review by the RPRC is warranted.

However, the Applicant may proceed to the Zoning Board of Appeals at this time.

In addition, the following issues will need to be addressed prior to the issuance of a building permit:

- The entire pool is located within the minimum required rear yard setback. The pool location can't be approved without a variance from the Zoning Board of Appeals.
- The proposed amount of gross land coverage exceeds the maximum permitted amount. The pool can't be constructed without a variance from the Zoning Board of Appeals.
- The Applicant should submit a proposed landscape/screening plan for review.
- The site plan should depict existing topography and proposed grading.
- Clarify the project title and site address that is shown on the plan.
- All plans should be signed and sealed by the Design Professional.
- Provide a Bulk Zoning Table on the Site Plan.
- The site plan should clarify the existing vs. proposed improvements.
- The "new" septic system shown on the plan should be clarified.
- 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.
- Provide construction details for all proposed improvements, including, but not limited to, patios, drainage, walkways, erosion controls, etc.

- 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 this office 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. Provide details.
- Show the connection between the pool equipment and drawdown mitigation practice.
- The location of the pool equipment should be shown.
- All trees 8 inches dbh or greater located within or 10 feet beyond the proposed limit of disturbance shall be shown on the plan. 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.

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