



# 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: SCHUSTER - Pool  
Street Location: 3 QUINBY RDGE RD  
Zoning District: R-2A Property Acreage: 2.54 Tax ID: 100.04-2-49  
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: September 13, 2016

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on September 13, 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:

- It appears that a portion of the proposed patio extends into the side yard setback. The pool and all appurtenances must meet the minimum setback requirements. The site plan shall be revised to depict the proposed setback from the pool patio to the side lot line; this dimension shall be no less than 30 feet.
- The site plan should be revised to depict any Town-regulated tree removal.
- 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 a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system.
- Show the location of the existing utilities (well, septic, etc.). Demonstrate that the required setbacks to the infiltration system and pool are met.
- 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 and design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. 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.

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