



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: REIS - Pool House
Street Location: 33 CHESTNUT RIDGE RD
Zoning District: R-2A Property Acreage: 2.64 Tax ID: 94.04-1-18
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: April 18, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 18, 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 site plan and architectural plans should contain notes stating that the accessory structure will not be heated.
- The site plan and architectural plans should be revised to include notes stating that the accessory structure will not contain a kitchen/bar area.
- The Applicant should submit gross floor area backup information.
- The GLC Worksheet 12,190 square feet does not match the submitted GLC backup 11,807 square feet. The worksheet and the backup will need to be coordinated.
- Provide a finished floor elevation of the pool house.
- The plan shall clarify if a pump sewer system will be needed for the pool house. Specify and locate the discharge line. Provide detail.
- 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 existing and proposed topography.
- The site plan shall clarify existing and proposed improvements.
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for the bedroom count and/or additional floor area.

- It appears the septic effluent line will need to be relocated and the plan shall illustrate the required regulated setback to be maintained between the foundation and septic fields. As shown, the 20' required setback has not been provided. Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system, if necessary.
- 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.
- The location of the roof leader drain shall be shown on the plan.
- 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.
- The plan shall show the septic 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