



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: COSTA - Pool
Street Location: 38 WAMPUS LAKES DR
Zoning District: R-1A Property Acreage: 1.04 Tax ID: 107.02-3-53
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: July 19, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 19, 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:

- The Town's GIS depicts a Town-regulated stream at the rear of the property. The Town Engineer will need to determine whether the proposed pool construction would require the issuance of an administrative wetlands permit.
- The site plan should be revised to indicate that the existing white fence is proposed to be removed.
- The site plan should be revised to depict the existing front setback of the house. It appears that the building is located 68 feet from the front property line. If so, the GLC Worksheet shall be revised to reflect the house as being 18 feet, not 27.5 feet beyond the front yard setback.
- 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, 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 the Town Engineer 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.

- 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 existing septic 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