



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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RPCR DETERMINATION LETTER

Project Name: ALAIO - Pool

Street Location: 48 BANKSVILLE RD

Zoning District: R-1.5A Property Acreage: 4.07 Tax ID: 101.04-3-34

RPCR 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 4, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPCR) on April 3, 2018.

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 shall be revised to depict all existing impervious surface proposed to be removed as part of this application (adjacent to driveway).
- The site plan should depict the location of the existing septic system and well.
- All plans shall include an official seal and signature (appropriate size) of a New York State Licensed Professional Engineer.
- Clarify the limits of the existing flower bed and whether the mechanical area is an addition, enclosure, etc. Provide details.
- Show a north arrow on the plan set.
- The plan shall illustrate the location of the pool fence. Include a pool fence and gate detail. The survey illustrates fencing around the perimeter of the property on adjacent parcels that the owner has no control over. This fence may not be used to satisfy the pool fence required by code.
- The plan shall quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Show all required minimum yard setbacks on the plan.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, patio, etc.
- Include the proposed terrace in the land coverage calculations.
- Provide any proposed grading, including coping and patio elevations.

- 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 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.
- 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. The plan should note if no tree removal is proposed.
- 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.
- Provide species and size of any proposed plantings.

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