



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: AVERY - Pool
Street Location: 5 HIDDEN OAK LN
Zoning District: R-2A Property Acreage: 2.56 Tax ID: 107.01-1-33
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 7, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 5, 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:

- Additional landscaping shall be provided at the property lines to screen the proposed pool activity area from adjacent lots and the street.
- Plans should include a pool fence detail.
- The site contains a detached accessory garage along Hidden Oak Road. The Building Department file does not contain any building permits for this structure. In addition, the site plan for the construction of the house does not depict such existing or proposed structure. The Applicant will need to provide additional information to the Town at this time.
- The plans should note that no land regrading shall occur in the septic area for the purposes of the stepping stone installation.
- The calculations should include the pool drawdown volume for comparison to the stormwater runoff.
- The project is located in the Kensico Drainage Basin. Disturbance of over 5,000 s.f. will require conformance with NYSDEC General Permit GP-0-15-002 and filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC. Submit copies to the Town Engineer for review.
- The stormwater report should be revised to mention the NYSDEC GP-0-15-002 permitting requirements. The report should also be revised to state the correct property address.
- Silt fence should be installed parallel to the existing contours.

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