



# 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: BANCONE - Pool  
Street Location: 7 FOX RIDGE RD  
Zoning District: R-1.5A Property Acreage: 1.77 Tax ID: 101.02-4-15  
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: May 4, 2016

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 3, 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 site plan should be revised to depict the proposed setback of the pool from the closest edge of coping to property line (not water's edge).
- The pool and all appurtenances shall be located no closer than 30 feet to the side yard property line.
- The proposed pool mechanical pad setback should be dimensioned on the site plan. The mechanical pad can not be located closer than 30 feet to the side yard setback.
- The Applicant should submit gross land coverage backup data for review.
- The site plan should be revised to include a Zoning Conformance Table depicting conformance with the bulk requirements of the R-1.5A Zoning District in Section 355-21 of the Town Code.
- The site plan should be revised to depict the location of the proposed pool fence. A pool fence detail should also be included on the site plan.
- 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 an emergency outlet on the infiltration system.
- 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 this 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.
- Show the connection between the pool equipment and drawdown mitigation practice.
- Show the location of the “small drain inlet” detailed on the plan.

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