



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: CARDARELLI - Pool

Street Location: 7 PATRIOTS FARM CT

Zoning District: R-2A Property Acreage: 2.60 Tax ID: 102.03-2-15

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: April 17, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 17, 2018.

The Committee determined that given the environmental constraints of the property and the amount of proposed disturbance, a detailed review by the Planning Board and the Conservation Board is warranted.

In addition, the following issues will need to be addressed:

- The site plan shall be revised to depict the entire site. The plans shall also dimension the setback from the pool patio and accessory structure to the property lines. The Applicant shall demonstrate that the pool, decking and the structure meet the minimum setback requirements of the R-2A Zoning District.
- The submitted gross lot coverage data on plan L-4 of 18,853 square feet does not equal the proposed amount of gross land coverage identified on the submitted Gross Land Coverage Calculations Worksheet. The Applicant will need to explain this discrepancy.
- The Applicant shall submit gross floor area backup information. It appears that the covered patio on the cabana is not counted as GFA, which is required.
- The mitigation plan does not provide the 2:1 minimum mitigation as required by the Town Code. The plan should be revised to provide an area of at least 18,236 square feet to meet the 2:1 requirement.
- The proposed mitigation plan appears to be located outside of the existing lawn, in a wooded area. It is recommended that all proposed mitigation be provided in areas that are existing maintained lawn located in the Town-regulated wetland buffer.
- Based the submitted GLC backup information, the proposal is in excess of the maximum permitted amount of GLC. The site plan should be revised to comply with the maximum permitted amount of gross land coverage.
- The architectural plans should be signed and sealed by the Design Professional.

- The plan should show the utility connection for the pool house (water, sewer, electric, etc.). Provide details.
- 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.
- The plan shall be revised to depict the location of the existing septic system. Demonstrate that the required setbacks to the mitigation system are met.
- The applicant shall perform deep and percolation soil testing to be witnessed by the Town Engineer.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Show the connection between the pool equipment and drawdown mitigation practice.
- It appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100 foot buffer on the plan for verification by the Town Wetland Consultant.

At this time you may submit plans for the proposed project to the North Castle Planning Board.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3542.

Adam R. Kaufman, AICP
Director of Planning