



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: NOWLIN - Pool

Street Location: 723 BEDFORD RD

Zoning District: R-2A Property Acreage: 7.70 Tax ID: 95.01-1-8

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: March 20, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 20, 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 is warranted.

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

- It appears that a portion of an existing patio is located outside of the previously approved Clearing and Grading Limit Line (C&GGL). The Planning Board will need to determine whether the C&GGL should be modified.
- A portion of the proposed infiltrators are located outside of the previously approved C&GGL and should be relocated. The Planning Board will need to determine whether the C&GGL should be modified.
- The proposed pool fence is located beyond the previously approved C&GGL. The Planning Board will need to determine whether the C&GGL should be modified.
- It appears that some sort of disturbance has occurred below the home. The Applicant should provide additional information regarding this disturbance to the Planning Board.
- It appears that the existing driveway configuration does not match that on the plan in the vicinity of the northerly side of the house. The Applicant shall provide further clarification. Portions of this drive may also be outside of the C&GGL.
- The Applicant should submit gross land coverage backup information for review.
- The site plan should contain a pool fence detail for review.
- The site plan should depict the location of the proposed pool equipment.
- The Applicant should submit a landscaping plan to screen the property to the south.
- The plan shall include a pool fence and gate detail.

- Show the location of the proposed pool equipment.
- 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, driveway, drainage, curbing, walkways, erosion controls, etc.
- Show the location of the existing utilities (well, septic, etc.) on the pool plan. Demonstrate that the required setbacks to the infiltration system are met.
- 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.
- 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.

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