



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Name: LAPIDUS - Pool House
Street Location: 89 HICKORY PASS
Zoning District: R-2A Property Acreage: 2.00 Tax ID: 95.02-1-4
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: August 10, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on August 10, 2017.

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 proposed accessory structure shall not be used as a dwelling.
-) The site plan shall be revised to include a note prohibiting full sized appliances.
-) The Zoning Conformance Table on Sheet C-2.0 shall be revised to include the minimum bulk standards (and proposed conditions) in Section 355-21 of the Town Code.
-) A portion of the existing driveway and a portion of a wall appears to be located on an adjacent property. The Applicant shall relocate the driveway and wall or obtain an easement to the satisfaction of the Building Department.
-) The plan should clarify if the wetland flags have been survey-located. The Town Wetland Consultant will need to field verify the regulated wetland boundary.
-) Provide a construction detail for the proposed patio.
-) The plan should show the proposed water service line to the new building.
-) The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCDOH) for the additional floor area.
-) Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system.
-) A minimum of 12" of soil cover should be provided over all proposed drainage pipes.
-) A planting plan for the raingarden that includes plant locations, specie and quantities should be included.

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