



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: HOROWITZ - Pool
Street Location: 9 FAWN LN
Zoning District: R-2A Property Acreage: 2.42 Tax ID: 100.04-2-34
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: December 7, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on December 6, 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 existing and proposed pool is located in the front yard. Section 355-15.L of the Town Code states that a swimming pool shall not be located in a front yard unless it is set back at least three times the distance required for a principal building and unless the lot area is equal to at least three times the minimum required. The pool meets the three times the minimum required front setback, but does not meet the minimum lot area requirement. The Applicant will need to seek a variance from the Zoning Board of Appeals.
- The proposed amount of gross land coverage, while less than that existing on the site, is still in excess of the maximum permitted amount of gross land coverage. 23,510 square feet of gross land coverage is proposed when 16,607 square feet is permitted. The Applicant will need to seek a variance from the Zoning Board of Appeals.
- A Table of the Bulk Zoning Requirements should be shown on the plan and indicate any variances needed.
- 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 sizing calculations for the new pool drawdown mitigation. Provide details.
- All plans should be signed/sealed by the Design Professional.

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.