



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: 9 Perry Ct - Pool

Street Location: 9 PERRY CT

Zoning District: R-2A Property Acreage: 2.11 Tax ID: 108.02-1-71

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: June 6, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on June 5, 2018.

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 shall be revised to depict the location of the existing well.
- The site plan shall be revised to depict privacy screening between the pool and 11 Sterling Road North.
- The site plan shall be revised to include a zoning conformance chart to the satisfaction of the Building Department.
- The site plan should depict any proposed tree removal. If no tree removal is proposed the site plan should be revised to include a note on the plan stating such.
- The pool fence details shall be revised to indicate the proposed fence height (specific) to the satisfaction of the Building Department.
- The site plan shall be revised to depict the installation location of each type of proposed pool fence to the satisfaction of the Building Department.
- The Applicant shall submit gross land coverage backup information to the satisfaction of the Building Department.
- Show existing and proposed topography.
- The plan shall clarify if a new pool patio is proposed.
- 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.
- Show all required minimum yard setbacks on the plan.

- 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.
- Silt fence shall be installed downgrade of all disturbed areas.

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