



# 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 RETURN LETTER

Project Name: AMERICAN BUILDING 3 FOX RUN - Pool  
Street Location: 3 FOX RUN  
Zoning District: R-2A Property Acreage: 2.11 Tax ID: 100.03-1-10  
RPRC DECISION: ■ No Decision - Requires Return to RPRC  
Date: November 14, 2014

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on November 12, 2014.

The Committee determined that given the submitted plans, additional information is required to be reviewed prior to a decision of the RPRC.

The following issues should be addressed at this time:

- Submit plans and design for gazebo.
- Fence detail to be revised to depict specific height.
- Need GFA worksheet to include gazebo.
- Walls greater than 4 feet in height shall be designed and certified by a NYS Professional Engineer. Provide details and specifications on the plan.
- Provide a patio detail.
- 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 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.
- Show the location of the pool equipment and the connection between the pool equipment and drawdown mitigation practice.
- Provide outlet protection for the overflow structure prior to the infiltration system.
- Show water and electric service to pool equipment and gazebo.
- Clarify the type of foundation for the gazebo.
- The construction access appears to result in removing several trees; the applicant should consider replanting access upon completion.
- 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, soil stockpiles access, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.
- The plan shall show the septic area to be cordoned off during construction.

Please submit revised plans addressing the above issues to the RPRC. If revised plans will not be submitted, please contact my office so that the RPRC can reconvene and conclude the review process.

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