



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: 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: ☐ 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: January 7, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on January 6, 2015.

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:

- 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 and provide footing details.
- Clarify the type of foundation for the gazebo and provide footing details.
- 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.
- All plans shall be signed and sealed by the Design Professional.
- Any retaining walls for the gazebo will need to be shown on the site plan; include wall elevations.
- The project is located in the Kensico Drainage Basin. Disturbance of over 5,000 s.f. will require conformance with NYSDEC General Permit GP-0-10-001 and filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC. Submit copies to the Town Engineer for review.

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