



# 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: March 19, 2014

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 18, 2014.

The Committee determined that given the environmental constraints of the property and the amount of proposed disturbance, a detailed review by the Planning Board is warranted.

It is recommended that the following issues be addressed:

- The access road from whippoorwill crossing should be revegetated, especially all of the staging areas.
- The plan should be revised to indicate types of trees removed. All tree removal areas should be mitigated. Particular attention should be paid to screening the rear from Whipp Crossing.
- The Applicant should give consideration to constructing planted retaining walls in place of the proposed rock embankments.
- The pool fence detail should specify the fence height proposed.
- Provide proposed grading in the construction staging areas and indicate trees to be removed/protected.
- The existing infiltration bed adjacent to the proposed pool will require relocation.
- If it is determined that additional stormwater mitigation is required, 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 this office to schedule testing.
- Demonstrate that the existing infiltration system can mitigate the proposed improvements. If it is determined that additional mitigation is required, 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.
- Show the connection between the pool equipment and drawdown mitigation practices.

- The plan should illustrate steep slope areas greater than or equal to 25%. Quantify the area of disturbance within the steep slopes.
- Provide the patio detail.
- The pool structural details, prepared by a New York State Professional Engineer, will be required prior to issuance of a Building Permit. The plan should include a typical cross section through the pool and patio.
- Additional wall spot elevations should be included. The boulder embankment is as high as 10 feet in some areas. The applicant should consider alternative retaining structures (i.e., tiered retaining walls to mitigate slope disturbance.
- The applicant should consider retaining structures or regrading in the side yard to reduce the created slopes and gain usable rear yard area.

At this time you may submit plans for the proposed project to the North Castle Planning Board.

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