



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: BORDASH - Pool
Street Location: 47 WHIPPOORWILL XING
Zoning District: R-2A Property Acreage: 2.52 Tax ID: 100.03-1-27
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 23, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on December 22, 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:

- The proposed pool does not meet the minimum required rear yard setback of 50 feet. 15 feet proposed, 50 feet required. The Applicant will need to secure a variance from the Zoning Board of Appeals.
- The proposed pool equipment does not meet the minimum required rear yard setback of 50 feet. The Applicant will need to secure a variance from the Zoning Board of Appeals.
- Need Gross Land Coverage backup information.
- The applicant shall perform deep soil testing to be witnessed by the Town Engineer. The test location and results shall be shown on the plan. Contact the Town Engineer to schedule the testing.
- All trees 8 inches dbh or greater located within the proposed limit of disturbance shall be shown on the plan. Indicate trees to be removed and/or protected.
- The proposed piped connection between the pool equipment and the mitigation practice shall be encased with concrete at any location where it does not meet the Westchester County Health Department setback of 25'.
- The proposed pool location creates an unusual relationship between the drive, house and pool. The Applicant may wish to give consideration to alternate pool sites.

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