



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: BORDASH - Pool
Street Location: 47 WHIPPOORWILL XING
Zoning District: R-2A Property Acreage: 2.52 Tax ID: 100.03-1-27
RPRC DECISION: ■ No Decision - Requires Return to RPRC
Date: December 8, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on December 8, 2015.

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:

- Submitted survey is not correct. Applicant only owns Lot 1. Lot 2 has been sold and a house constructed on that lot since the 1970 survey.
- Site plan, zoning table, and GLC worksheet should be updated to reflect only Lot 1.
- The lot line labeling appears to be incorrect. The “rear” lot line adjacent to the Club and Whipp X’ing should be a side yard, not a front yard. The lot line behind the house and pool is a rear yard, not a side yard. This will increase the zoning non-conformity.
- The proposed pool does not meet the minimum required rear yard setback of 50 feet (nor the incorrectly labeled side yard).
- The proposed pool location creates an unusual relationship between the drive, house and pool. The Applicant should give consideration to alternate pool sites.
- Confirm no walkway proposed around pool.
- 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.
- The drawdown mitigation system should be relocated to meet the 50' minimum separation to the septic system that is required by the Westchester County Department of Health.
- 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.

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