



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: DEMASIO - Pool
Street Location: 9 ROBERTA PL
Zoning District: R-5 Property Acreage: 0.32 Tax ID: 122.16-3-6
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: February 3, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 2, 2016.

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 site plan should be revised to depict existing topography, proposed grading and existing and/or proposed retaining walls.
- The proposed stairs and patio on the eastern side of the pool does not meet the minimum required side yard setback of 10 feet. The plans shall be revised to comply with the minimum setback requirements or a variance will need to be secured from the Zoning Board of Appeals.
- The proposed pool equipment will need to be relocated to be outside of the minimum required side yard setback or a variance will need to be secured from the Zoning Board of Appeals.
- The plans should be revised to include proposed screening of the side yards in the rear of the house to the satisfaction of the Planning Department.
- The site plan should include the location and details of a proposed pool fence.
- Based on the existing site conditions, observed using Westchester County GIS information and in the field, it appears proposed retaining walls will be required. Walls over 6 feet will require approval from the Planning Board.
- Walls greater than 4 feet in height shall be designed and certified by a NYS Professional Engineer. Provide details and specifications on the plan.
- The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- 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 the Town Engineer to schedule the testing.
- Provide stormwater mitigation and design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface or a 6 inch pool drawdown, whichever volume is greater. Provide details of the stormwater mitigation system.
- 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, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.

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