



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: FARELLY - Pool
Street Location: 6 PINE RIDGE RD
Zoning District: R-2A Property Acreage: 3.89 Tax ID: 102.01-2-9
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: May 28, 2014

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 27, 2014.

The Committee determined that given the constraints of the property and the potential visual impact of the proposed pool, a detailed review by the Planning Board is warranted.

It is recommended that the following issues be addressed with the Planning Board submission:

- The proposed pool will be visible from Pine Ridge Road. The Applicant should give consideration to relocating the pool to the rear of the home.
- The Applicant should submit a more robust screening plan.
- The submitted Zone Chart is not correct. The proposed side yard setback of 79.7 feet does not appear to be accurate.
- Submission of the required Gross Land Coverage Calculations Worksheet and required backup data.
- The fence detail should specify the material. Show only gate locations 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.
- Show all the required yard setbacks.
- Show the entire property on the site plan.
- Install silt fence parallel to the existing contours. Provide additional sections as needed to protect all disturbed areas.
- The outlet pipe should be modified to avoid the 28" Oak.
- Note sections of the walls to be removed/replaced.
- The stabilized construction entrance should be detailed per NYSDEC specifications and be relocated to the vicinity of the disturbance.

- Show the location of the existing utilities (well, septic, etc.). Demonstrate that the required setbacks to the infiltration system are met.
- Provide pool elevations, deck elevations and proposed grading.
- The applicant shall perform deep and percolation soil testing to be witnessed by the Town Engineer.
- 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.
- Clarify which drainage improvements are existing.
- Clarify the location of a nyloplast inlet on the top of the infiltration system.

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