



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: GAETANO - Pool
Street Location: 12 GIFFORD LAKE DR
Zoning District: R-2A Property Acreage: 2.19 Tax ID: 109.01-1-49.1
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 3, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 3, 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:

- Applicant shall establish an escrow for completion of the common driveway prior to the issuance of any new building permit within the Rolling Hills subdivision. The common driveway shall be complete to the satisfaction of the Town Engineer prior to the issuance of a certificate of compliance for the pool.
- The site plan should contain a zoning conformance chart.
- The site plan should be revised to depict proposed pool terrace setbacks.
- The plan shall include a pool fence and gate detail. Show fence and gate locations on the plan.
- The plan should depict additional screening between the subject property and the Conrad property.
- The plan should be revised to depict the location of pool equipment.
- Show construction access on the plan.
- Provide an updated site plan that shows all existing/installed improvements and all proposed improvements.
- The plan shall illustrate and quantify the limits of disturbance for the proposed pool construction. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Show all existing improvements (pool, septic, drainage, infiltration, etc.) already installed, as shown on the previously approved improvement plan.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, walkways, erosion controls, etc.
- The plan shall show the approved clearing and grading limit line from the approved Subdivision Plat.

- Show all proposed drainage and collection systems.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Show the connection between the patio drains and pool equipment backwash and drawdown systems to the existing storm conveyance system. If no connection is proposed, stormwater mitigation for the greater of the runoff generated by the 25-year storm for the net increase in impervious surface or a 6 inch pool drawdown volume will be required. Provide details of the stormwater mitigation system. The applicant will be required to 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 the testing.
- 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.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.

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