



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 DETERMINATION LETTER

Project Name: GEYMAN - Pool
Street Location: 6 HIDDEN OAK RD
Zoning District: R-2A Property Acreage: 2.32 Tax ID: 107.01-1-31
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: January 7, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on January 6, 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 Applicant shall submit documentation from their attorney indicating if there are any restrictions preventing the proposed access gates on the private road which may restrict access to NYCDEP land fronting the private road.
- The applicant shall provide an inlet structure acceptable to the Town Engineer to be installed on the existing drainage culvert extending beneath the drive.
- Submission of floor plan for the pool house.
- Submission of Gross Floor Area Worksheet and backup data for review (pool house over 64 square feet).
- Entry pier detail shall be added to site plan.
- Entry pier detail shall depict top of light fixture not to exceed 8 feet.
- Filter pad and pool deck shall be dimensioned on the plan and meet all setback requirements.
- Expand turn around to accommodate snow deposition to satisfaction of Highway Department.

- The Town shall prepare an easement for turnaround so that Town may place snow on property.
- The plans shall be signed and sealed by the Design Professional.
- 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.
- Clarify the type of foundation for the summer house and show any utility connections (water, sewer, electric, etc.).
- Show utility connections for proposed grate and piers.
- 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 this office to schedule the testing.
- The project is located in the Kensico Drainage Basin. Disturbance of over 5,000 s.f. will require conformance with NYSDEC General Permit GP-0-10-001 and filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC. Submit copies to the Town Engineer for review.
- 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 details for the proposed turnaround and associated curbing.
- 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.
- The plan shall show the septic 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