



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: GOLDMAN - Pool
Street Location: 83 WHIPPOORWILL RD E
Zoning District: R-1A Property Acreage: 2.2 Tax ID: 107.02-2-22
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: July 22, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 21, 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 site plan depicts a fence along property line. A good portion of the rear of the property is currently wooded. The proposed fence shall be installed at the edge (or slightly) past the edge of lawn.
- The site plan shall be revised to depict the Grading Limit Line as depicted on the Whippoorwill Road East Subdivision plat map.
- The plan shall be revised to include a wall detail.
- 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 the location of the existing well. Demonstrate that the required setbacks to the pool and stormwater mitigation are met.
- 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 a 6 inch pool drawdown volume. Provide details of the stormwater mitigation system.
- Show the location of the pool equipment.
- 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.
- Provide a patio detail.

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