



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: GREENFIELD - Pool
Street Location: 10 WOODCREST DR
Zoning District: R-2A Property Acreage: 1.02 Tax ID: 95.03-1-13
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: April 30, 2014

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 29, 2014.

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:

- Submission of details of proposed pool fence. If fence is to be located within Conservation Easement; Applicant to provide copy of easement and demonstrate that fence is permitted within easement area.
- Submission of a planting plan depicting the screening of the pool area from adjacent properties.
- The site plan shall be revised to eliminate disturbance from the conservation easement area.
- The site plan should be revised to depict the dimensions from the pool deck to the side property line.
- The submitted gross land coverage worksheet (7,254) does not match the submitted backup data (7,145) the two exhibits will need to be reconciled.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system.
- All storm lines should have a minimum cover of 1 foot.
- Provide a pipe trench and driveway restoration detail.
- Show the locations of the fence and gate on the plan.
- 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.

- 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.
- Show utility connections for the pool equipment

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