



# 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: HAMMOND - Pool House  
Street Location: 5 RIDGEVIEW CIR  
Zoning District: R-2A Property Acreage: 2 Tax ID: 101.01-1-60  
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: October 14, 2014

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 14, 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:

- The site plan shall be revised to depict the location of all utility connections to the pool house.
- The elevations should be revised to depict the proposed height. The maximum permitted height without Planning Board approval is 1 story/15 feet in height.
- The zoning chart shall be revised to include floor area of the house and the floor area of the proposed accessory building. The chart must demonstrate that the accessory building does not exceed 25% of the floor area of the main building.
- Heating shall be limited to heat pump without heating coil.
- It appears that the existing walkways from the driveway to the garage and front door were not counted as Gross Land Coverage. The worksheet shall be revised.
- 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 and design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface. Provide details of the stormwater mitigation system.
- Provide invert elevations for all drainage facilities. The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Provide details.
- 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.

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