



# 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: KARP 3 – Addition & Revised Pool  
Street Location: 12 TROY LN  
Zoning District: R-2A Property Acreage: 2 Tax ID: 102.01-2-71  
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: February 19, 2014

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 18, 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 addition is above grade and should be included in the Gross Floor Area calculation. The Applicant shall revise GLC.
- Applicant to submit GLC worksheet and backup data.
- The site plan shall be revised to remove all references to proposed pool house.
- The site plan shall be revised to eliminate the duplicate “pre-treatment tank” details; please clarify.
- The site plan shall be revised to depict rim elevations for the pool deck drains to accommodate the proposed pool elevation.
- The site plan shall be revised to provide additional spot elevations along the perimeter of the pool patio to demonstrate positive pitch away from the pool and yard and to the drain inlets.
- The site plan shall be revised to eliminate the wall and level spreader details.
- The site plan shall be revised to provide a pipe bedding detail for the new drain line.
- Clarify the coverage areas used in stormwater calculation; they do not agree with the plans. It appears that the total increase is 1,386 s.f. Please confirm. Additionally, the total drainage areas in the existing vs. proposed conditions should be the same.
- Please confirm the impervious area used in the runoff volume calculation and pre-treatment calculation. Modify pre-treatment calculations and detail as needed.
- Provide the pool drawdown calculations.
- The recommendation of 11 Cultec units does not agree with the plan.

- The pre-treatment calculation shall be revised using a value of 0.95 for a  $R_v$  for a drainage area with 100% impervious cover. Without the benefit of soil percolation data, a pre-treatment volume of 100% of the water quality volume shall be used for fast percolation soils.

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