



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: LAZAR - Pool
Street Location: 52 EVERGREEN ROW
Zoning District: R-1.5A Property Acreage: 2.04 Tax ID: 101.02-2-22
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: October 6, 2015

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

- A portion of the existing fence is located on the neighboring property. The fence shall be relocated or an easement obtained to the satisfaction of the Building Department.
- A landscaping plan shall be submitted along both side property lines to the satisfaction of the Planning Department.
- The infiltration system shall be installed a minimum of 10' from the property line.
- The pool equipment shall meet the same zoning setback requirements as the primary structure.
- Provide a patio detail.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system and drilled well.
- Show the location of the existing utilities (well, septic, etc.). Demonstrate that the required setbacks to the infiltration system 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 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 rims, inverts, size and material for all drainage facilities. Provide details.
- Show the connection between the pool equipment and drawdown mitigation practice.

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.