



# 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: MILIM - Pool  
Street Location: 24 STERLING RD S  
Zoning District: R-2A Property Acreage: 2.05 Tax ID: 108.04-2-34  
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

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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:

- The proposed amount of gross land coverage is above the maximum amount permitted. A variance from the ZBA will be required.
- The proposed pool does not meet the minimum required rear yard setback. The Town Code states that where the majority of lots in any block are developed, the owner shall select the same front lot line as used by such other lots. In this case all of the houses fronting on Sterling Road South and facing Sterling Road South utilize Sterling Road South as the front lot line.
- Provide fence details, including height, material, etc. The plan shall delineate the limits of each fence type.
- Verify the quantity of disturbance shown on the plan.
- Provide a patio detail.
- 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.