



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: NERI - Pool
Street Location: 5 FAWN LN
Zoning District: R-2A Property Acreage: 4.00 Tax ID: 100.04-2-32
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: December 23, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on December 22, 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 pool does not meet the minimum rear yard setback. 25' proposed 50' required. The Applicant will need to obtain a variance.
- The site plan should depict proposed existing topo and grading (or spot elevations).
- The site plan should depict the location of the proposed pool equipment. The pool equipment is required to meet the setbacks as required of a principal structure.
- An existing underground propane tank is located within the proposed stormwater mitigation area. The site plan should be revised to depict the existing tank and the proposed location of the moved tank.
- The location of the existing well is not depicted correctly on the site plan. The well is located east of the front elevation of the home. The site plan should be corrected. The location and status of this well should be clarified as it is within the Westchester County Department of Health (WCHD) setback to the septic expansion area.
- Provide construction details for all proposed improvements, including, but not limited to, patio, drainage, curbing, walkways, erosion controls, etc.
- 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.
- 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.
- Show the connection between the pool equipment and drawdown mitigation practice.
- 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