



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: USHERENKO -
Street Location: 9 WINKLER FARM RD
Zoning District: R-2A Property Acreage: 2.45 Tax ID: 95.01-2-77
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: March 3, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 1, 2016.

The Committee determined that given the environmental constraints of the property and the amount of proposed disturbance, a detailed review by the Planning Board and the Conservation Board is warranted. The following issues will need to be addressed with the submission to the Planning Board:

- The plans shall contain details of the proposed deck, pool terrace, and proposed pool fence.
- The site plan shall be revised to depict the location of the proposed pool fence.
- The site plan shall be revised to indicate the proposed amount of Town-regulated wetland buffer disturbance in square feet.
- The site plan shall indicate whether any Town-regulated tree removal is proposed.
- Provide existing and proposed topography. Include proposed spot elevations around the pool.
- The plan shall include a pool fence and gate detail.
- The applicant will require a side yard variance from the Zoning Board of Appeals.
- Provide construction details for all proposed improvements, including, but not limited to, patio, drainage, curbing, walkways, erosion controls, etc.
- An inground pool downgrade of a septic treatment system must meet the WCHD minimum setback of 50'.
- 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.

- It appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer wetland adjacent area. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100 foot buffer on the plan for verification by the Town Wetland Consultant. Notify this office once the wetland boundary has been established in the field.
- The plan proposes disturbances and improvements within the regulated 100 foot wetland buffer. The applicant shall provide mitigation of the buffer disturbance at a ratio of 2:1. Provide a wetland mitigation plan for review by the Town Wetland Consultant.

At this time you may submit plans for the proposed project to the North Castle Planning Board.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3542.

Adam R. Kaufman, AICP
Director of Planning