



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: WEISS - Pool
Street Location: 8 DELLWOOD FARM WAY
Zoning District: R-2A Property Acreage: 8.59 Tax ID: 101.01-1-1.9
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: April 30, 2014

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 29, 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 site plan shall be revised to depict the elimination of the proposed screened porch since the required information was not provided. If the Applicant would like to design the porch, the Applicant may return to the RPRC for additional review (no fee).
- Site plan should be revised to depict dimensions from proposed pool and deck to property line, proposed porch to property lines and sports court to property lines.
- Site plan should be revised to depict entire property.
- Existing play area may violate conservation easement. Site plan should be revised to depict the elimination of the play area or the relocation of the play area to an area outside of the conservation easement.
- Fence detail should indicate max permitted height of 6 feet.
- The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- The applicant shall verify the ability to construct the infiltration system and boulder embankment as proposed while respecting conservation easement limits. Both improvements are located immediately adjacent to the easement boundary.
- Provide a retaining wall 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.
- Provide details for the proposed patio and sport court.

- Show the existing well service line.
- Show any drainage associated with the sport court.
- Show the roof leader connections for the screened porch.
- 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.
- Show the connection between the pool equipment and drawdown mitigation practice.
- All trees 8 inches dbh or greater located within or 10 feet beyond the proposed limit of disturbance shall be shown on the plan. Indicate trees to be removed and/or protected.
- 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