



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Description: Pool

Street Location: 10 CAT ROCKS DR

Zoning District: R-2A Tax ID: 102.01-2-52 Application No.: 2020-3054

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 11/03/2020

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

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 depicts the removal of 5 Town-regulated trees in the vicinity of the proposed pool.
- The pool site plan should be revised to depict all property lines.
- The site plan should be revised to depict the pool, pool deck, equipment pad and all other features of the pool complex as meeting the minimum required setbacks in the R-2A Zoning District. As proposed it is not clear whether all features meet the minimum setback requirements.
- The zoning data chart should be revised to depict setbacks to pool complex (as described above).
- It appears the location of the proposed pool will require an area variance from the Zoning Board of Appeals.
- All walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer.
- The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy/Completion.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system 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.

- The plan shall illustrate that the location of the proposed rain garden, collection system and retaining wall meets all the required WCHD setbacks from the septic fields.
- The plan shall illustrate a detailed planting plan for the proposed rain garden.
- The plan shall illustrate a detail for the proposed channel drain.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The plan shall quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- The plan shall show the existing septic fields to be cordoned off during construction.
- It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer. 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 the Town Engineer once the wetland boundary has been established in the field so that a determination regarding the need for a Wetland Permit can be made.
- The improvements within the existing drainage easement should be clarified. The discharge location of the 15" pipe should be shown on the plan. Any rerouting of these existing flows should be clarified on the plan.
- The existing wall along the driveway will prevent construction access as currently shown. The construction access route should be revised as needed.
- All plans and reports shall be signed and sealed by the Design Professional.

At this time you should submit a building permit application directly to 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