



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: DEUTSCH - Pool
Street Location: 10 HENKER FARM LN
Zoning District: R-2A Property Acreage: 2.69 Tax ID: 95.01-2-64
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: July 30, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 30, 2019.

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 Applicant should verify the local and state wetland boundaries on the site. Based upon the Town's GIS, the proposed pool is located within the regulated buffer and possibly in the wetland proper. This is critical information that may impact the viability of the proposed pool location.
- If the pool is located in the wetland, it is recommended that the pool be relocated.
- If the pool is in the buffer, it is recommended that the pool be located to be as far as possible from the wetland and that any existing maintained lawn be converted to appropriate wetland buffer as part of the required mitigation plan.
- The Applicant should submit gross land coverage backup information for review.
- The plan shall include a Bulk Zoning Compliance Table and illustrate and dimension all required minimum yard setbacks.
- 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.
- Provide construction details for all proposed improvements, including, but not limited to, drainage, walkways, patio, erosion controls, etc.
- 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 this office to schedule the testing.

- Provide stormwater mitigation design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event or a six (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.
- 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 plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- If no trees are proposed to be removed by this project, the plan shall clearly state so.
- 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.
- The plan shall show the septic area to be cordoned off during construction.
- The plan proposes disturbances in close proximity the locally-regulated 100-foot wetland buffer and the NYSDEC 100-foot wetland adjacent area. A local Wetland Permit and NYSDEC Freshwater Wetland Permit may be required. The applicant shall illustrate the NYSDEC wetland boundary and regulated 100-foot adjacent area on the plan for verification by the Town Wetland Consultant and validation by the NYSDEC. Notify the Town Engineer once the wetland boundary has been established in the field. If there are disturbances within the wetland buffer, the applicant will be required to prepare a wetland mitigation plan in accordance with Chapter 340, Wetlands and Watercourse Protection of the Town Code. In addition, a NYSDEC validation map will be required as well as a NYSDEC Freshwater Wetland Permit.

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