



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: IOVENO - Pool
Street Location: 10 LONG POND RD
Zoning District: R-1.5A Property Acreage: 1.50 Tax ID: 101.04-3-41
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: September 17, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on September 17, 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:

- It is recommended that additional screening be proposed on the northern property line adjacent to 12 Long Pond.
- The Zoning Conformance Table should be revised to reference the R-1.5A Zoning District in the title.
- The Zoning Conformance Table should be revised to note and depict proposed setbacks for the pool complex.
- The Zoning Conformance Table should be revised to reference the minimum requirements of the R-1.5A Zoning District.
- The Applicant should submit a gross land coverage backup data exhibit for review.
- The plans shall include a north arrow.
- The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.

- 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.
- The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Provide details.
- 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.

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