



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 RETURN LETTER

Project Name: DAVAR - Pool
Street Location: 11 HISSARLIK WAY
Zoning District: R-2A Property Acreage: 2.00 Tax ID: 102.01-2-44
RPRC DECISION: ■ No Decision - Requires Return to RPRC
Date: April 16, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 16, 2019.

The Committee determined that given the submitted plans, additional information is required to be reviewed prior to a decision of the RPRC.

The following issues should be addressed at this time:

- It appears that the submitted plan may have been altered by someone other than the original plan preparer. The Applicant should address this issue.
- The Applicant shall submit gross land coverage backup information for review.
- The Applicant should confirm whether a patio around the pool is proposed.
- The site plan should be revised to depict the location of any new utility lines.
- A proposed fence detail should be submitted.
- The site plan should indicate whether any tree removal is proposed. If no tree removal is proposed a note stating such should be added to the plan.
- The plan shall include a Bulk Zoning Compliance Table and illustrate and dimension all required minimum yard setbacks.
- The plan shall illustrate all existing improvements (patios, walks, drives, pool, septic, well, drainage, infiltration, etc.) and clarify the limits of those features to be removed. Provide site plan with existing and proposed conditions, including pool location, deck, gates, pool, equipment and drainage.
- The plan shall illustrate existing topography and any proposed grading including spot grades as appropriate.
- Clarify if retaining walls will be required. If so, all walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer. Provide construction details and specifications on the plan. Proposed walls appear greater than four (4) feet in height, provide top and bottom wall elevations. Engineer's certification will required prior to issuance of a Certificate of Occupancy.
- Provide fence and gate details, including height, material, post installation, etc. The plan shall delineate the limits of each fence type and locate all gates.

- The plan shall include a pool fence and gate detail. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.
- Provide construction details for all proposed improvements, including, but not limited to, drainage, above ground pool, decking, etc.
- The plan shall illustrate the location of the existing utilities (well, septic, etc.). Demonstrate that the minimum required WCHD setbacks to the infiltration system/ domestic well/proposed improvements are met.
- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well have been maintained.
- 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.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- 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.
- 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.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.

Please submit revised plans addressing the above issues to the RPRC. If revised plans will not be submitted, please contact my office so that the RPRC can reconvene and conclude the review process.

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