



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: DAVAR - Pool

Street Location: 11 HISSARLIK WAY

Zoning District: R-2A Property Acreage: 2.00 Tax ID: 102.01-2-44

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 plans shall be revised to depict setback distances from the proposed patio to side lots lines and the rear lot line.
- The limit of disturbance and proposed silt fence should be illustrated separately. Silt fence should be shown downhill of all disturbance areas and parallel to the contours.
- 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.
- All proposed grades shall be a 2:1 maximum slope.
- Based on the proposed grading, the walls appear to be close to six (6) feet in height. Walls six (6) feet and over require Planning Board Approval.
- The drain pipe sizes should be coordinated between the plan and details.
- Provide a piped emergency overflow system from the rain garden to the roadway drainage system.
- Provide a proposed planting plan for the rain garden.
- Provide rims, inverts, size and material for all drainage facilities. 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.
- The applicant should consider installing stormwater diversion measures uphill of the pool to protect the existing and proposed site improvements.

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