



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: ARCAMONE - Pool
Street Location: 16 CIDER MILL CIR
Zoning District: R-MF-A Property Acreage: 0.26 Tax ID: 107.16-3-21.11
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: February 5, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 5, 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 landscape plan should be revised to include additional screening on north and east sides of the property.
- The landscaping plan should be revised to provide planting details (location, species, size and quantity).
- The gross land coverage total on the Gross Land Coverage Calculations Worksheet (5,622 square feet) does not match the total amount on the site plan (5,210 square feet). In addition, summing the submitted backup calculations yields 5,382 square feet. The calculations should all be revised and coordinated as necessary.
- The proposed amount of gross land coverage exceeds the maximum permitted amount (4,361.82 square feet). The Applicant will need to secure a variance for the amount of land coverage above the maximum permitted amount.
- The minimum side yard setback for 7,000 square foot lots in the R-MF-A Zoning district is 6 feet for the proposed pool. The Applicant will need to secure a variance.
- The minimum rear yard setback (and side perimeter in the R-MF-A Zoning District) is 10 feet. The Applicant will need to secure a variance.
- Provide proposed land grading for the new pool and include a coping elevation.
- Provide top and bottom wall elevations.
- It is unclear if the infiltration systems shown are new or existing.

- The applicant shall perform deep and percolation soil testing 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.
- Provide stormwater mitigation design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface or a 6 inch pool drawdown volume; whichever is greater. Provide details of the stormwater mitigation system.
- Show the connection between the pool equipment and drawdown mitigation practice.

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