



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 Description: Semi inground pool and wood deck. installation of stone retaining wall and tree removal

Street Location: 18 SUNRISE DR

Zoning District: R-2A Tax ID: 100.04-2-14 Application No.: 2020-2609

RPRC DECISION: RPRC - Submit to Building Department

Date: 06/17/2020

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

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 elevations of the existing and proposed contours should be labeled.
- 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.
- 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 the permanent 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 should show the construction access from the driveway to the pool site. The access should be included in the limit of disturbance and show any necessary tree removal.
- The septic system should be cordoned off with construction fence during 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.
- Silt fence should be installed parallel to the existing contours.
- Provide details for the retaining walls
- The plan shall show the septic area to be cordoned off during construction.

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