



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Name: TAFFET - Pool House

Street Location: 2 HARDSCRABBLE CIR

Zoning District: R-1A Property Acreage: 1.00 Tax ID: 101.02-3-40

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: March 20, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 19, 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 Applicant should submit gross land coverage backup data for review to the satisfaction of the Planning Department. The submitted worksheet does not match the data contained in the recent Taffet pool construction approval.

- Submission of a gross floor area worksheet and backup data to the satisfaction of the Planning Department.
- The site plan shall be revised to depict the setback of the main house to the front property line to the satisfaction of the Planning Department.
- In addition, the Applicant should address all of the outstanding comments with respect to the proposed pool construction:
 - The site plan shall be revised to dimension the southwestern corner of the pool to the rear property line.
 - The plan shall include proposed grading.
 - 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 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.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Show the connection between the pool equipment and drawdown mitigation practice.
- All trees 8 inches dbh or greater located within or 10 feet beyond the proposed limit of disturbance shall be shown on the plan. 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