



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: LAMBOS - Pool House

Street Location: 2 HILLVIEW CT

Zoning District: R-2A Property Acreage: 1.17 Tax ID: 101.03-1-32

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: January 23, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on January 22, 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 proposed amount of gross land coverage exceeds the maximum permitted amount by 1,793 square feet. The Applicant will need to seek a variance from the Zoning Board of Appeals.
- The site plan shall be revised to depict a gross land coverage backup.
- The plan shall include existing topography and any 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.
- Show all required minimum yard setbacks on the plan.
- 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.
- 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.

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.