



# 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: Pool and patio

Street Location: 2 MUSKET CT

Zoning District: R-2A Tax ID: 95.02-1-81 Application No.: 2020-3135

RPRC DECISION: RPRC - Requires Conservation Board

Date: 11/17/2020

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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 site plan does not depict the removal of any Town-regulated trees; however, it appears that tree removal would be required. The site plan should be revised to depict any Town-regulated tree removal. If none is proposed, the site plan should be revised to include a note stating such. If so, the plans should depict all Town-regulated tree removal. It is recommended that pursuant to Section 308-15.A(11) of the Town Code, that the Applicant plant a new 3.5" caliper native deciduous trees for each tree proposed to be removed to mitigate the impacts from the proposed tree removal (e.g. Red Maple, Sugar Maple, Black Cherry, White Oak, Northern Red Oak).
- The site plan should be revised to depict the 100 foot wetland setback from the pond. It appears that a wetlands permit would be required for the proposed pool installation. The site plan should identify the proposed amount of Town-regulated wetland buffer disturbance (in square feet) and prepare a mitigation plan that is twice the area of the proposed Town-regulated wetland buffer disturbance.
- It appears a portion of the proposed development is located within the side yard setback. The site plan shall be revised to eliminate the patio within the side yard setback or an area variance will be required and submitted to the Zoning Board of Appeals for approval.
- 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 the Town Engineer to schedule the testing.

- It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field so that a determination regarding the need for a Wetland Permit can be made.
- 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.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.
- The plan shall demonstrate that all required separation distances from the infiltration to the existing septic system and drilled well have been maintained.
- The detail for the infiltration overflow system should be revised to remove the lower outlet pipe.
- The pool equipment installation should be included in the disturbance limits.
- Provide proposed grading and spot grades, as needed, to demonstrate positive pitch of the patio to the collection system.
- The infiltration system should be 10' minimum from the property line.

**At this time, you must submit a building permit application, along with revised plans addressing the above issues, directly to 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