



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: inground pool, stone patio, stone steps, fir pit, stone seatwall and outdoor kitch.

Street Location: 26 BLAIR RD

Zoning District: R-2A Tax ID: 101.04-1-34 Application No.: 2020-3185

RPRC DECISION: RPRC - Submit to Building Department

Date: 12/01/2020

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 site plan should be revised to depict a zoning conformance table.
- The site plan should be revised to dimension the closest portion of the pool complex to the side lot.
- The site plan should be revised to depict the “building envelope” for the property based upon the R-2A Zoning District.
- The site plan should be revised to eliminate the pool house since it is not proposed as part of this application.
- The plan shall note that disturbance limits shall be staked in the field prior to construction.
- The plan shall illustrate the location of the proposed utility connections for the proposed patio equipment (i.e., BBQ equipment and fire pit).
- The applicant shall provide a Landscape Plan 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 this office to schedule the testing.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.

- The plan shall illustrate an emergency overflow for the proposed infiltration system to a protected outlet. Provide details.
- The plan shall be coordinated to illustrate the location of the proposed pool filter.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well have been maintained.
- The applicant shall provide approvals from the Westchester County Department of Health (WCHD) for the proposed modifications to the existing septic system. The plan shall illustrate and note the existing septic system area to be cordoned off during construction.
- It appears that the locally-regulated 100-foot wetland buffer extends onto the property from an adjacent property to the west. 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 this office once the wetland boundary has been established in the field so that a determination regarding the need for a Wetland Permit can be made. If a wetlands permit is required, it shall be processed administratively.

At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit application 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