



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 with spa, patio and pool shed.

Street Location: 3 MIDDLE PATENT RD

Zoning District: R-2A Tax ID: 95.03-1-52 Application No.: 2020-2893

RPRC DECISION: RPRC - Requires Planning Board

Date: 09/22/2020

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

The Committee determined that Planning Board, Conservation Board and Architectural Review Board approval of the proposed project is REQUIRED.

In addition, the following issues will need to be addressed with the Planning Board:

- The site plan should be revised to contain a Zoning Compliance Chart.
- The proposed pool is located within the front yard. When a pool is located in the front yard it is required to have a front yard setback 3X that required for a principal structure, or 150 feet in this case. Based upon the site plan, it does not appear that the pool and appurtenances meet the required 150 foot front yard setback.
- The Applicant should quantify the proposed amount of Town-regulated wetland buffer disturbance (in square feet). In addition, a mitigation plan that is twice the size of the proposed disturbance should be prepared.
- The Applicant should submit a gross floor area calculations worksheet and backup information for review (since a pool house is proposed).
- The submitted gross land coverage worksheet and backup don't appear to total the same amount (worksheet 9,396 square feet & backup – 9,777 square feet). The Applicant should review the material and modify as necessary.
- Elevations and floor plans for the proposed pool house should be submitted for review.
- The plans shall be signed and sealed by a NYS Licensed Professional Engineer or a Registered Landscape Architect.

- The Applicant shall modify the locally regulated wetland buffer illustrated on the plans to reflect the lesser of 150 feet or the top of the steep slope, whichever is lesser, as defined by the Town Code.
- Spot grades are needed to illustrate the top and bottom of wall elevations. All walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer.
- The plan shall note that the construction of all walls greater than four (4) feet in height, shall be certified by the Design Professional, prior to issuance of a Certificate of Occupancy.
- The grading on the east and south side of the proposed pool appears incomplete. The grading shall be revised, as necessary.
- Provide construction details for all proposed improvements including, but not limited to retaining walls, drainage, driveway pavement restoration, trenching, erosion control, pool fence and gate.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm or a six (6) inch pool drawdown, whichever is greater.
- The plan shall illustrate the connection between the pool equipment and the drawdown mitigation practice.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Include erosion control measures on the plan including but not limited to silt fence, tree protection, and soil stockpile.
- The plans shall illustrate and quantify the limits of disturbance. The plan shall not that the limit of disturbance shall be staked in the field prior to construction.

At this time, please submit an application to the Planning Board.

If you would like to further discuss this matter, please do not hesitate to contact the Planning Department.

Adam R. Kaufman, AICP
Director of Planning