



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: Replace existing deck with new covered deck with hot tub and ground level patio and path; Inground pool

Street Location: 3 PEPPERCORN PL

Zoning District: R-2A Tax ID: 102.02-2-45 Application No.: 2020-2573

RPRC DECISION: RPRC - Submit to Building Department

Date: 06/02/2020

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 depict any Town-regulated tree removal. If no tree removal is proposed, a note stating such should be added to the plan.
- The gross land coverage backup data should be revised to provide one table that calculates the gross land coverage included in the exhibit.
- The gross floor area backup data should be revised to provide one table that calculates the gross floor coverage included in the exhibit.
- The plan shall include a pool fence and gate detail. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.
- Provide construction details for all proposed improvements, including, but not limited to, drainage, walkways, patios, equipment pads, erosion controls, etc.
- 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 stormwater mitigation design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event or a six (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.
- All proposed grading should be shown on the site plan.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- 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.
- 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.
- The plan shall show the primary and expansion septic areas to be cordoned off during construction.
- It appears that disturbances are in close proximity to the locally-regulated 100-foot wetland buffer. A local Wetland Permit may be required. The applicant has illustrated 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.
- Wetlands and wetland buffer disturbance is not authorized at this time. If a wetlands permit is required, the Applicant shall be required to return to the RPRC for further review.

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