



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Name: Friedland - Pool
Street Location: 39 HICKORY KINGDOM RD
Zoning District: R-2A Property Acreage: 2.00 Tax ID: 95.03-2-19
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 22, 2020

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on January 21, 2020.

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:

- 8 trees are proposed to be removed for the installation of the stormwater system. The site plan shall be revised to route the system to further minimize Town-regulated tree removal to the satisfaction of the Town Engineer.
- The site plan should be revised to provide additional screening between the pool and property line to the satisfaction of the Planning Department.
- The plan refers to a new propane tank. The location of the new tank and service connection should be shown on the plan.
- The proposed Grading and Drainage Plan shall be revised to clarify which items are existing and which are proposed. For example, bolding proposed items for ease of review.
- The plan shall illustrate all existing improvements (patios, walks, drives, pool, septic, well, drainage etc.) and clarify the limits of those features to be removed.
- The plan shall include a pool fence and gate detail.
- 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. The surface area of the pool cover shall be included as impervious. Provide details of the stormwater mitigation system.

- 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.
- Per WCHD, all drain pipes shall be a minimum of 25' from the septic system.
- Provide a patio detail.
- All new impervious coverage within the disturbance limits shall be collected and treated in the stormwater mitigation system.
- The invert elevations of the new drain line and the existing septic line should be shown on the plan. There shall be adequate vertical separation between the pipes at the crossing.
- Clarify how access to the entire site will be gained from one stabilized construction entrance. If there are multiple access points shown, all shall be shown.
- A construction sequence should be provided on the site plan.
- There appears to be some proposed contours missing from the grading near the pool equipment pad.
- The infiltration chamber detail should include inspection ports. The ports should be located on the site plan.
- There shall be an emergency overflow provided for the infiltration system. Provide any necessary 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.

Adam R. Kaufman, AICP
Director of Planning