



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 CONCRETE POOL, SPA, MASONRY PATIOS

Street Location: 39 MARYLAND AVE

Zoning District: R-1A Tax ID: 108.01-4-48 Application No.: 2020-2448

RPRC DECISION: RPRC - Submit to Building Department

Date: 02/19/2020

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 submitted Gross Land Coverage Calculation Worksheet is incorrect. The sum of lines 5-12 is 10,495 square feet, not the identified 10,250. The worksheet and the backup should be revised to be consistent. It is noted that the maximum permitted amount of gross land coverage on this lot is 10,341 square feet based upon a lot size of 1.253 acres.

The site plan should be revised to depict Town-regulated tree removal. If Town-regulated tree removal is not proposed, a note stating such should be added to the plan. If tree removal is proposed, it is recommended that the Applicant mitigate for any proposed removal in order to preserve privacy between the subject lot and 5 Hunter Avenue.

The site plan should be revised to depict the required pool fence and details.

The submitted plans (in the notes) reference plans prepared by John Scarlato Jr. Architect. It is noted that no plans from Mr. Scarlato have been submitted for review.

The submitted plans include a call out referencing plans prepared by Shoreline Pools. It is noted that no plans from Shoreline Pools have been submitted for review.

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.

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.

Appendix C "Infiltration Calculations" in the Drainage Report was left blank. 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.

The plan includes grading, walkway and a portion on, or immediately adjacent to the existing septic system. This work will require approval from the Westchester County Department of Health.

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 off-site 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.

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