



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, spa & decking

Street Location: 4 FOX RUN

Zoning District: R-2A Tax ID: 100.03-1-8 Application No.: 2020-3002

RPRC DECISION: RPRC - Submit to Building Department

Date: 10/20/2020

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:

- Patio legalization. Coordinate with Building Department regarding patio construction prior to issuance of a permit.
- The site plan should be revised to depict the proposed pool patio and side setback to the rear property line (south east property line). The pool and appurtenances must be 50 feet from the rear property line.
- The site plan should be revised to depict the north west property line as a side yard and depict the required 30 foot setback.
- It is not clear whether any Town-regulated trees are proposed to be removed. If not, a note stating such should be added to the site plan.
- The Applicant shall submit a Gross Land Coverage Calculations Worksheet and backup data for review.
- The proposed infiltration system shall include enough capacity for the six (6) inch pool drawdown volume. The plan shall illustrate a connection from the pool to the proposed infiltration system.
- The plan shall illustrate the location of the proposed pool equipment for the pool.
- 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 the Town Engineer to schedule the testing.

- 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.
- The plan shall illustrate a detail of the proposed patio section.
- The building department shall confirm if the existing fence meets the criteria for a pool fence.

At this time, you must submit a bulding 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