



# 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 Name: GIAGNI - Pool  
Street Location: 41 WRIGHTS MILL RD  
Zoning District: R-2A Property Acreage: 1.26 Tax ID: 101.03-1-45  
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: February 5, 2019

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 5, 2019.

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 proposed amount of gross land coverage exceeds the maximum permitted amount by 2,759 square feet. The Applicant will need to seek a variance from the Zoning Board of Appeals.
- The site plan should be revised to dimension the proposed pool wall edge to the rear property line.
- The Applicant should submit gross land coverage backup information. Specifically, the exhibit should graphically depict counted gross land coverage.
- The applicant shall perform deep and percolation soil testing 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.
- 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 local wetland boundary and regulated 100 foot buffer on the plan for verification by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field.

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.