



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 Pool w/ auto cover

Street Location: 6 SEYMOUR PL W

Zoning District: R-2A Tax ID: 108.02-1-66 Application No.: 2020-2589

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 be revised to depict landscaping/screening on the western property line in order to suitably screen the proposed pool activity area.
- The site plan should be revised to include a pool fence detail.
- The Applicant should submit gross land coverage backup data for review.
- It appears this application is for a new pool; however, the plan submitted is an annotated version of the proposed residence site plan. A current survey shall be used to depict existing conditions. A signed and sealed pool site plan should be submitted showing the proposed pool improvements.
- It appears that disturbances are proposed in close proximity to 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 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.
- Wetland or wetland buffer disturbance is not depicted or authorized. If a wetlands permit is required, the Applicant shall return to the RPRC for further review.

- The plan should show the proposed construction access and include the access in the limit of disturbance. It is likely that the construction access will result in wetland buffer disturbance.
- The amount of buffer disturbance will be confirmed once the wetland limit is verified.
- The septic location should be shown, per the As-Built Survey, as submitted to the Westchester County Department of Health (WCHD).
- The notes on the plan indicate there will be no grade change in the rear, but will require revision, as there are proposed retaining walls sketched on the plan.
- All walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer. Provide construction details and specifications on the plan.
- The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the Design Professional, prior to issuance of a Certificate of Occupancy/Completion.
- 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, patios, walkways, utilities, erosion controls, etc.
- The plan shall illustrate the location of the existing utilities (well, septic, etc.). Demonstrate that the minimum required WCHD setbacks to the infiltration system/domestic well/proposed improvements are met.
- 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.
- 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.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.

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