



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: KIRSCH - Pool House

Street Location: 7 HADLEY RD

Zoning District: R-2A Property Acreage: 2.00 Tax ID: 108.04-2-28

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: July 30, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 30, 2019.

This property was the subject of Planning Board site plan approval for the construction of a single family home. The Planning Board spent a significant amount of time determining the most appropriate location for development on the lot and which Significant Trees and Town-regulated trees should remain on the lot.

The submitted site plan depicts a pool and pool house in a location that was previously approved as lawn; however, the Applicant proposed, and the Planning Board required, the preservation of several important trees in the rear yard. The proposed relocation of the pool would require the removal of four large trees that were previously required to be preserved. Specifically, the plan calls for the removal of a 20" Oak, 2 24" Oaks and an 18" Oak which were previously required to be preserved.

The Committee determined that given the proposed tree removal which was the subject of a Planning Board tree removal permit, the proposed tree removal would require a tree removal permit amendment by the Planning Board.

However, if the proposed pool and pool house were to be relocated so as not to require the removal of trees which were previously approved to remain, the application could continue to be reviewed by the RPRC.

In addition, the following issues will need to be addressed:

- The pool patio appears to exceed the minimum required setback line on the eastern property line. The patio shall be revised to comply with the side yard setback.
- The Applicant should submit gross floor area backup information.
- The Applicant should submit gross land coverage backup information.
- The site plan shall be revised to remove the wood chip path.
- The site plan shall be revised to remove the golf green.
- Any references to future improvements should be removed from the plan.
- Show all proposed utility connections to the new pool house.
- 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 illustrate existing topography and any proposed grading including spot grades as appropriate.
- 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, curbing, walkways, sewer and water services, erosion controls, etc.

At this time you may submit plans for the proposed project to the North Castle Planning Board.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3542.

Adam R. Kaufman, AICP
Director of Planning