



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: Proposed Pool

Street Location: 7 ROUND HOUSE RD

Zoning District: GB Tax ID: 102.04-2-33 Application No.: 2020-3209

RPRC DECISION: RPRC - Submit to Building Department

Date: 12/15/2020

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 dimension the maximum extent of the pool complex (pool, patio and appurtenances) to adjacent property lines.
- The pool complex (pool and patio) does not comply with the 30 rear yard setback and possibly the 20 foot side yard setback. The plans should be revised or the Applicant will need to seek a variance from the Zoning Board of Appeals.
- The Site plan should be revised to include a zoning conformance chart.
- The Applicant should submit a gross land coverage calculations backup plan for review.
- In lieu of an aerial and GIS topography, the plan shall include an updated survey showing existing site topography, structures, trees, and utilities.
- 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.
- It appears the proposed pool fence on the northern portion of the site is located within the existing septic leaching field. The plan shall illustrate the proposed pool fence not to be in conflict with any existing fields.

- The plan shall illustrate the proposed pool fence to enclose the entirety of the proposed pool and patio area . Any existing or proposed fences along the perimeter of the property shall be illustrated and detailed. If existing, the ownership shall be confirmed. If not owned by the applicant, an additional fence will be required.
- The plan shall illustrate the location of the existing utilities (well, etc.). Demonstrate that the minimum required Westchester County Department of Health (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 2S-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 shall illustrate the existing location of the on-site stormwater mitigation practice and confirm the size and quantity of the units to be replaced/relocated.
- 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.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- The plan shall show the existing leaching septic field to be cordoned off during construction.
- The plan shall illustrate the proposed location of the temporary construction access and silt fence downgrade of the proposed improvements.

At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building 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