



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: DONAVAN - Pool

Street Location: 8 SEYMOUR PL W

Zoning District: R-2A Property Acreage: 3.05 Tax ID: 108.02-1-65

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: May 7, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 7, 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:

- Submission of gross land coverage backup information.
- The plan shall be revised to depict screening on the northern property line.
- 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 illustrate existing topography and any proposed grading including spot grades as appropriate.
- The plan shall include a 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 erosion controls and the stone retaining wall.
- According to the previous site plan, dated November 8, 2006, for the new garage addition, there are two existing drywells located in the area of the pool construction. The existing drywells shall be located on the plans. Show if the system needs to be relocated. Additional soil testing may be required.
- 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.

- 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.
- As Per NYSDEC guidelines, infiltration chambers shall be installed in virgin soils and can not be installed on slopes with grades steeper than 15% or in fill sections greater than the top quarter of the drywell system. The plan shall be revised accordingly.
- Pre-treatment and an emergency overflow controls must be provided for the infiltration system. Provide sizing calculations and outlet protection 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, 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.
- 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 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.

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