



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 Description: Swimming Pool
Street Location: 9 FOX RIDGE RD
Zoning District: R-1.5A Tax ID: 101.02-4-14 Application No.: 2020-3140
RPRC DECISION: RPRC - Requires ZBA
Date: 11/17/2020

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 does not depict any Town-regulated tree removal. A note stating such should be added to the site plan. If Town-regulated tree removal is proposed, the Applicant should return to the RPRC for further review.
- The site plan should be revised to contain a zoning conformance table.
- The proposed pool location does not meet the minimum required side yard setback.
- The submitted GLC Worksheet should contain the seal and signature of the professional completing the worksheet.
- Line 10 of the GLC Worksheet should be 865 square feet (not 335 square feet)
- Line 11 of the GLC Worksheet should be 732 square feet (not 0 square feet)
- The submitted GLC Worksheet contains different entries than the GLC information on the site plan.
- The Applicant should submit GLC backup information.
- 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.

- The plan shall illustrate a three (3) foot vertical separation is provided between the bottom of the infiltration practice and groundwater/rock.
- The plan shall note that disturbance limits shall be staked in the field prior to construction.
- The modification to the septic system will require approval from Westchester County Department of Health (WCHD).
- The plan shall indicate that the minimum required WCHD setbacks from infiltration and channel drain to the septic system are met.
- The infiltration overflow system detail should be revised to remove the lower outlet pipe.

At this time, you must submit a building permit application, along with revised plans addressing the above issues, 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