



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: HARRIS - Pool

Street Location: 9 STERLING RD N

Zoning District: R-2A Property Acreage: 2.00 Tax ID: 108.02-1-58

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: April 16, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 16, 2019.

The Committee determined that given the environmental constraints of the property and the amount of proposed disturbance, a detailed review by the Planning Board and the Conservation Board is warranted.

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

- The proposed amount of gross land coverage exceeds the maximum amount permitted by the Town Code. The site plan shall be revised to comply with the Town Code or the Applicant will need to seek a variance from the Zoning Board of Appeals.
- The site plan shall be revised to include a zoning conformance chart.
- The minimum required side yard setback in the R-2A Zoning District is 30 feet. The site plan shall be revised.
- The minimum required rear yard setback in the R-2A Zoning District is 50 feet. The site plan shall be revised.
- The site plan shall be revised to depict landscape screening along the Seymour Place site frontage as the existing screening is likely to be impacted by the proposed septic system construction.
- The site plan shall be revised to depict the location of the proposed chain link pool fence.
- The site plan shall be revised to depict the removal of the existing entry piers that are located within the Sterling Road and Seymour Place rights of way.
- The Applicant shall submit gross land coverage backup data for review.
- Based on a field visit, it appears the local wetland exists to the north of the residence. The wetland shall be flagged by a wetland professional and survey located for verification by this office.
- The retaining walls to the north of the driveway were constructed without prior approval. The plan and details should note this walls as existing a detail what was actually built in the field. Engineer's Certification of these walls will be required.

- Provide additional evergreen screen on the downgrade side of the wall along the property line.
- 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.
- Per New York State Code, the pool patio must pitch away from the coping for a minimum of five (5) feet. The channel drain should be relocated.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system.
- The plan shall illustrate the location of the existing well. Demonstrate that the minimum required WCHD setbacks to the infiltration system/ domestic well/proposed improvements are met.
- Pool drawdown mitigating calculations shall not take credit for soil percolation. Please revised the sizing calculations.
- 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.
- The Cultec Detail should be revised to show the overflow of the top of the chamber. Show the location of the overflow pipe.
- 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.
- The Wetland Mitigation Plan shall illustrate and quantifying the proposed disturbance areas to the wetland and/or wetland buffer. The plan shall include a summary table that quantifies the total wetland and wetland buffer area on site, total disturbance areas within each, and total pervious and impervious cover pre and post development. Mitigation shall be provided at a ratio of 2:1 minimum.
- Provide a landscape/screening plan for the proposed improvements.

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