



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: Proposed new in-ground pool

Street Location: 91 HIGH ST

Zoning District: R-2A Tax ID: 100.02-1-5 Application No.: 2020-3200

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 include a landscaping plan. Particular attention should be paid to screening the pool area from the property to the North.
- The site plan should be revised to depict the two trees proposed to be removed.
- The GLC worksheet and backup information should be revised to include the portion of the driveway on the adjacent lot. Section 355-26.C(2) of the Town Code states "...The square footage of any gross land coverage on any lot containing a one- or two-family dwelling, which improvement is solely for the benefit of a lot other than the lot upon which that gross land coverage has been constructed, shall be applied in its entirety to the computation of the maximum permitted gross land coverage of the lot which benefits from the improvement.
- The plan shall illustrate the location of the required pool fence and gate(s). 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. The fence installation shall be included in the limits of disturbance.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed stormwater 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.

- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Provide details.
- The plan shall illustrate all trees eight (8) inches dbh or greater located within and ten (10) feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- Based on a site visit, it appears there is a large decaying tree located west of the temporary construction access. The applicant should consider removing this tree.
- The limit of disturbance should be revised to include the stormwater mitigation practice area and any area proposed to be cleared.
- It appears there will be potential erosion from the temporary construction access. The plan shall illustrate the appropriate erosion and sediment control measures at the top of the driveway (i.e., haybales, coir logs, etc.).

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