



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: Pool, patio, expanded driveway and tree removal.

Street Location: 6 SNIFFEN RD

Zoning District: R-1.5A Tax ID: 101.04-2-35 Application No.: 2022-0992

RPRC DECISION: RPRC - Requires ZBA

Date: 12/06/2022

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 gazebo land coverage should be added to the GLC Worksheet and backup exhibit.
- The gravel around the gazebo at the rear should be included in the gross land coverage calculations worksheet and backup data.
- The proposed amount of gross land coverage exceeds the maximum permitted by 2,988.75 square feet. The Applicant will need to seek a variance from the Zoning Board of Appeals.
- The site plan should be revised to depict the proposed location of all pool equipment.
- Two trees are proposed to be removed as part of the application.
- The plan shall illustrate the approved septic expansion area, domestic well or water service.
- The plan shall illustrate the proposed grading, including spot grades, as appropriate. Please provide a cut and fill analysis for the project.
- Provide fence and gate details, including height, material, post installation, etc. The plan shall delineate the limits of each fence type.
- The plan shall include driveway dimensions, as appropriate, for the proposed expansion.

- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, patios, erosion controls, etc.
- 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.
- 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.
- Provide invert elevations for all drainage facilities. The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Provide details.
- 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, erosion control blanket, inlet protection, tree protection,
- construction sequence, etc. Provide details.
- Show the location of the existing septic expansion areas on the plan.

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 blasting or rock chipping is proposed, a permit pursuant to Chapter 122 is required.

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