



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 Description: ONE FAMILY RESIDENCE

Street Location: 1 HUNTER DRIVE

Zoning District: R-1A Tax ID: 101.03-4-53.1 Application No.: 2020-3284

RPRC DECISION: RPRC - Requires ZBA

Date: 01/19/2021

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 lot is a corner lot; therefore all lot lines fronting a road (front or side) must meet the minimum 50' front yard setback. It appears that the proposed house does not meet the minimum required front yard setback.

Section 355-15.I of the Town Code states the following:

Corner lots. On any corner lot, except in an R-5 District, there shall be provided a side yard on the side street equal in depth to the required front yard on said lot.

- The pool patio is required to meet the minimum rear yard setback. The plan should be revised to dimension the distance from the patio to adjacent lot lines.

Section 355-15.L states the following:

Swimming pools. All swimming pools shall be considered structures and shall be set back from lot lines at least the minimum distance required for a principal building in the district in which it is located, except that a swimming pool shall not be located in a front yard unless it is set back at least three times the distance required for a principal building and unless the lot area is equal to at least three times the minimum required. The minimum required setbacks established for swimming pools shall also apply to cabanas and decks or terraces surrounding said pool, as well to all structures and mechanical equipment or other appurtenances related to the pool's use and operation. In addition, such pools shall conform to the requirements of the New York State Uniform Fire Prevention and Building Code.

- The site plan should be revised to depict the location of the pool equipment. The equipment must meet the minimum zoning setback requirements.
- The Applicant should give consideration to rotating the pool by 90 degrees.
- The proposed generator in the side yard fronting Byram Ridge Road must meet the front yard setback of 50’

Section 355-15.Q of the Town Code states the following:

Power generators, noise-producing equipment and aboveground fuel tanks. All power generators, noise-producing equipment and aboveground fuel tanks shall be subject to the following requirements, except for preexisting installations:

Such equipment shall comply with all minimum setback requirements as applicable to accessory structures.

Such equipment shall not be permitted to be located within any front yard unless it is set back at least three times the distance required for a principal building.

All such equipment shall be screened and fenced as required by the Building Inspector.

"Exercise time" for such equipment shall be limited to weekdays between the hours of 9:00 a.m. and 5:00 p.m.

- The elevations should be revised to depict proposed Building Height (average grade to roof midpoint).
- The elevations should be revised to depict maximum exterior wall height (lowest grade to roof midpoint).
- The Applicant should submit GLC backup data for review.
- The Applicant should submit GFA backup data for review.
- The plan shall illustrate slight line profiles for the proposed driveway curb cut.
- The plan shall illustrate details for all proposed improvements.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed on-site wastewater treatment system and drilled well.
- The applicant shall provide verification that the project is covered under the SPDES General Permit GP-0-020-001 filed with the subdivision.

- It appears the plan illustrates the proposed driveway to be a pervious pavement. If so, 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 location and results shall be shown on the plan. Contact this office to schedule the testing.
- The plan shall demonstrate if the existing on-site infiltration system, designed as part of the subdivision, will have sufficient capacity for the proposed development. If not, additional stormwater mitigation will have to be considered. Provide calculations.
- Provide rim, inverts, size, and material for all drainage facilities. Provide details.
- The plan shall illustrate how the runoff generated from the proposed pool patio will discharge into the existing onsite infiltration system. Provide details.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The plan shall note that disturbance limits shall be staked in the field prior to construction.
- The plan shall illustrate all trees 8 inches dbh or greater location within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- 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.
- The plan shall demonstrate that the minimum required WCHD setbacks to the infiltration system/domestic well/ proposed improvements are met.

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