



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: In-ground pool
Street Location: 16 QUAKER MEETING HOUSE RD
Zoning District: R-1A Tax ID: 101.03-4-44 Application No.: 2021-0025
RPRC DECISION: RPRC - Requires Planning Board
Date: 02/02/2021

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board approval of the proposed project is **REQUIRED**.

The following issues will need to be addressed with the Planning Board:

- The site plan notes that a conservation easement is located on the property. The site plan should be revised to depict the location of the easement.
- This lot is part of the Leisure Farm subdivision. The subdivision plat depicts clearing and grading limit lines for lots in this subdivision. The pool is located outside of the C&GLL. Planning Board site plan approval is required for any disturbance outside of the C&GLL.
- The site plan should be revised to depict any proposed Town-regulated tree removal. If none is proposed, a note should be added to the site plan stating such. If Town-regulated tree removal is required, the Applicant will be required to return to the RPRC for further review.
- The Applicant should submit gross land coverage backup information for review.
- A zoning conformance chart should be added to the plans.
- The plans should dimension the distance from each pool complex element (pool, patio, equipment, etc) to property lines. All elements must meet the minimum setback requirements for a principal dwelling.
- The Applicant should submit a planting/restoration/screening plan.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.

- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well have been maintained.
- 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 (without benefit of percolation); whichever is greater. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Provide details.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- Disturbance of over 5,000 s.f. will require an Erosion Control SWPPP in accordance with Chapter 267 - Stormwater Management of the Town Code.
- 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
- The plan shall illustrate all trees 8 inches dbh or greater located 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 and construction sequence, etc. Provide details.

At this time, you must submit a site plan application to the Planning Board.

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 Planning Department.

Adam R. Kaufman, AICP
Director of Planning