



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
Street Location: 1 LEISURE FARM DR
Zoning District: R-1A Tax ID: 101.03-2-12 Application No.: 2021-0096
RPRC DECISION: RPRC - Submit to Building Department
Date: 02/16/2021

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 site plan should be revised to depict the distance the house is beyond the front yard setback (43 feet identified on GLC Worksheet).
- The G&GLL depicted on the Leisure Farm Subdivision plan should be identified on the site plan. All proposed activity should be within the C&GLL. Any disturbance (including fencing) outside of the C&GLL requires the amendment of the C&GLL by the Planning Board.
- Town (and State) wetlands are located near the property. The wetland and any associated buffers should be depicted. Portions of the proposal may require the issuance of a wetlands permit.
- The existing 140 square foot shed does not meet the minimum required side yard setback. The shed should be relocated or removed.
- The Gross Land Coverage Calculations shall be updated accordingly to illustrate all existing areas to be removed from the property.
- The plan shall illustrate existing topography and any proposed grading, including spot grades, as appropriate.
- The plan shall demonstrate that the minimum required Westchester County Department of health (WCHD) setbacks to the infiltration system/ domestic well/proposed improvements are met.

- 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. 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 and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- If no trees are proposed to be removed by this project, the plan shall clearly state so.
- It appears that the property is located within a 100-year FEMA Floodplain Zone AE (Elevation 379). Although no disturbances are proposed within the floodplain, the limits and elevation of each shall be illustrated on the plan. A Floodplain Development Permit will be required in accordance with Chapter 177 - Flood Damage Prevention of the Town Code.

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