



# 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: Pool

Street Location: 2 STILLWATER PL

Zoning District: R-2A Tax ID: 102.02-2-24 Application No.: 2021-0097

RPRC DECISION: RPRC - Requires Conservation Board

Date: 02/16/2021

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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 Applicant will need to provide a site plan depicting the property lines as well as the proposed pool complex (pool, terraces, equipment, etc). The site plan should contain a zoning conformance table for the pool complex. In addition, the site plan should depict the setbacks from the pool complex to adjacent property lines.
- The Applicant should submit a gross land coverage calculations worksheet and back up data for review.
- The site plan shall illustrate any proposed site grading, including spot elevations, as appropriate.
- The plan shall illustrate the location of the stabilized construction entrance. Provide detail.
- Provide construction details for the proposed patio and terrace.
- The applicant shall perform deep and percolation 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 testing.
- The plan shall illustrate how the stormwater runoff will be collected and discharge into the proposed infiltration system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.

- 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.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, tree protection, construction sequence, etc. Provide details.
- The plan proposes disturbances within the locally-regulated 100-foot wetland buffer and the NYSDEC 100-foot wetland adjacent area. A local administrative wetland permit with Conservation Board review and NYSDEC Freshwater Wetland Permit will be required. The applicant shall illustrate the local and NYSDEC wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant and NYSDEC validation. Notify the Town Engineer once the wetland boundary has been established in the field so that a determination regarding the need for a Wetland Permit can be made.
- The Wetland Mitigation Plan shall illustrate and quantifying the proposed disturbance areas to the wetland and/or wetland buffer. The plan shall include a summary table that quantifies the total wetland and wetland buffer area on site, total disturbance areas within each, and total pervious and impervious cover pre- and post-development. Mitigation shall be provided at a ratio of 2:1 minimum.

**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