



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: Indoor Pool

Street Location: 691 BEDFORD RD

Zoning District: R-2A Tax ID: 95.03-1-70 Application No.: 2021-0104

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 Applicant should provide GFA and GLC backup exhibits.
- Calculate and depict new Building Height (average grade to roof midpoint) – Max 30 feet.
- Calculate and depict new Maximum Exterior Wall Height
- (lowest grade to roof midpoint) – Max 38 feet
- The plan shall clarify the proposed removals of the existing pool and terrace.
- 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 this office to schedule the testing.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
- As Per New York State Department of Environmental Conservation (NYSDEC) guidelines, infiltration chambers shall be installed in virgin soils and cannot be installed on slopes with grades steeper than 15% or in fill sections greater than the top quarter of the drywell system. The plan shall be revised accordingly.
- 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 and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Disturbance of over 5,000 s.f. will require an Erosion Control SWPPP in accordance with Chapter 267 - Stormwater Management of the Town Code.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, construction sequence, etc. Provide details.

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