



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, hot tub, fence

Street Location: 7 PINE RIDGE RD

Zoning District: R-2A Tax ID: 102.01-2-7 Application No.: 2021-0141

RPRC DECISION: RPRC - Submit to Building Department

Date: 03/02/2021

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 submission depicts the proposed construction of a new house, septic, driveway and pool. However, the house and appurtenances were previously approved in 2018. The site plan package must be revised to clearly identify previously approved site plan elements and proposed site plan elements. In addition, the GLC worksheet should be revised to differentiate between previously approved (existing) and proposed.
- It appears that the site plan is limited to a proposed pool, hot tub, terrace and equipment pad.
- The proposed pool complex is located in the front yard. The pool pad (closest pool complex element to road) is required to be 150 feet from the closest ROW point. The plan should be revised to depict this distance.
- It is not clear why architectural plans are being submitted. It is not clear what modifications are being proposed.
- Submitted tree removal appears to reflect house construction. The site plan should be revised to depict any tree removal associated with the proposed pool construction.
- Table of Land Use does not appear to reflect front yard setback of proposed pool complex.
- Existing conditions plan does not appear to reflect existing site conditions.
- Demo and tree removal plan does not appear to reflect current plan.

- Layout plan should reflect existing and proposed site elements.
- The plan shall illustrate the newly constructed wall along the southwest and northwest property lines.
- The plan shall include a pool fence and gate detail. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.
- It appears a portion of the proposed pool fencing will be installed in the location of the existing infiltration system. The plan shall be revised accordingly to avoid this conflict.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The applicant shall provide stormwater design calculations demonstrating that the existing infiltration system will have sufficient storage capacity for the increased runoff from the proposed patio and pool site improvements, as well as provide adequate storage for a 6-inch pool drawdown without the benefit of percolation. Provide calculations.

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