



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 house

Street Location: 6 SPRUCE HILL RD

Zoning District: R-1.5A Tax ID: 101.04-2-32 Application No.: 2021-0212

RPRC DECISION: RPRC - Submit to Building Department

Date: 04/06/2021

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 plan shall illustrate the location of the proposed service connections (i.e., water, gas, electrical, sanitary) for the proposed pool house.
- The plan shall illustrate the inverts of the proposed sanitary line.
- The plan shall illustrate all proposed grading around the proposed pool house.
- 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.
- The plan shall illustrate the existing infiltration system will have sufficient volumetric capacity to accommodate the stormwater runoff generated from the proposed pool house. If not, additional stormwater mitigation may be required. Provide details.
- Provide rims, inverts, size and material for all drainage facilities. 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.

- Include erosion control measures on the plan, including, but not limited to, temporary construction access, temporary stockpile, inlet protection, silt fence, tree protection, construction sequence, etc. Provide details.
- 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.
- The plan shall illustrate the existing, on-site septic system to be cordoned off during construction.
- The plan shall note the source of the base topographic survey.

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