



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: New construction with pool
Street Location: 5 PINE RIDGE RD
Zoning District: R2A Tax ID: 102.01-2-7.1 Application No.: 2021-0213
RPRC DECISION: RPRC - Requires Admin Wetlands Permit
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 plans shall be revised to depict house color. House color to be approved by RPRC ARB representative prior to Building Permit issuance.
- The submitted gross floor area worksheet total does not match the backup information provided (12,117 s.f.). The worksheet should be updated.
- The elevations depict maximum exterior wall height (lowest grade to roof midpoint) but don't call out average grade to roof midpoint (Building Height). The elevations should be updated.
- The site plan should be revised to depict the proposed driveway gate a minimum of 20 feet from the front property line.
- The site plan depicts disturbance to the Town-regulated wetland buffer. The wetlands permit shall be processed administratively.
- The site plan should be revised to depict the location of the pool fence and include a fence detail.
- 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 six (6) inch pool drawdown without the benefit of percolation. Provide calculations.

- 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. The proposed location of the pool fence and gate shall be illustrated on the plan.
- The applicant shall provide a Landscape Plan, prepared by a NYS Design Professional, for approval and identify the species, quantity, and size of all plantings.

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