



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPCR DETERMINATION LETTER

Project Description: Pool

Street Location: 24 WINDMILL PL

Zoning District: R-4A Tax ID: 102.01-1-17 Application No.: 2021-0283

RPCR DECISION: RPCR - Submit to Building Department

Date: 04/20/2021

The above referenced application was reviewed by the Residential Project Review Committee (RPCR).

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 site plan shall be revised to depict proposed evergreen screening along the rear lot line to screen the house and pool activity area.
- The site plan should be revised to label the lot lines as depicted on the site plan for the construction of the house (below). In addition, the building envelope as depicted on the site plan below should also be depicted on the site plan. A zoning conformance plan should be added to the site plan. It is not clear whether the proposed pool complex meets the minimum required yard setbacks.



- The site plan should be revised to indicate whether Town-regulated trees are proposed to be removed. If not, a note stating such should be added to the plan. If so, the trees should be identified and the Applicant should return to the RPRC for further evaluation.
- The plan shall include a Bulk Zoning Compliance Table and illustrate and dimension all required minimum yard setbacks.
- 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 plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Provide details.
- The plan shall note that disturbance limits shall be staked in the field prior to construction.
- The plan shall include construction sequencing notes.
- The limit of disturbance shall be revised to include the installation of the proposed fence. The plan shall be revised accordingly.

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