



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 and house addition
Street Location: 24 ST MARY'S CHURCH RD
Zoning District: R-4A Tax ID: 96.01-1-17 Application No.: 2021-0597
RPRC DECISION: RPRC - Submit to Building Department
Date: 07/06/2021

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 site plan shall be revised to depict the entire parcel and depict the location of the proposed pool complex and house addition.
- The site plan shall be revised to include a zoning conformance table depicting the minimum requirement of the R-4A Zoning District and the proposed compliance of the pool and addition with those requirements.
- The site plan shall be revised to dimension the proposed pool complex to property lines.
- The site plan shall be revised to dimension the proposed house addition to property lines.
- The submitted elevations shall be revised to depict proposed Building Height (average grade to roof midpoint) and Maximum Exterior Wall Height (lowest grade to roof midpoint).
- The Applicant shall submit the required gross floor area backup exhibit.
- The Applicant shall submit the required gross land coverage backup exhibit.
- The site contains Town-regulated wetlands. The location of the wetlands and the regulated wetland buffer shall be depicted on the site plan.
- The site plan shall depict all Town-regulated tree removal. Tree removal shall be limited to the minimum necessary required to construct the proposed pool and house addition.

- 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 the Town Engineer to schedule the testing.
- Provide stormwater mitigation design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event or a six (6) inch pool drawdown volume (without benefit of percolation); whichever is greater. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The plan shall include emergency overflow for the stormwater mitigation system to a stabilized outfall. Provide details.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- 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, silt fence, inlet 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 location of the existing utilities (well, septic, etc.).
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for review of the proposed bedroom count and/or additional floor area and whether modifications or upgrades to the existing septic system are required.
- The plan shall illustrate any proposed grading including spot grades as appropriate.
- The plan shall illustrate the proposed location of the pool equipment.
- The plan shall include a detail for the proposed retaining wall.
- 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 plans shall include a note indicating the source of the survey and topographic data, including the referenced datum, utilized for the development of the plan.

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