



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

Street Location: 229 BEDFORD BANKSVILLE RD

Zoning District: R-2A Tax ID: 95.03-2-39 Application No.: 2021-0882

RPRC DECISION: RPRC - Submit to Building Department

Date: 09/21/2021

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 Applicant will need to submit floor plans and elevations for the proposed pavilion. The pavilion must be 1 story, less than 15 feet in height and less than 800 square feet.
- A pool fence detail should be provided.
- A New York State Department of Environmental Conservation (NYSDEC) and local wetland are located on the property. The proposed disturbance extends up to the 100 foot local wetland buffer. The applicant has made effort to avoid disturbance within the buffer, however, it is not clear whether the applicant can access and construct the project without additional disturbance which would extend into the buffer. Perhaps the applicant has an explanation of how the project can be accomplished without further disturbance. In the alternative, the applicant would likely need an Administrative Wetland Permit for access purposes.
- Provide construction details and specifications on the plan for all walls.
- The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy/Completion.
- Provide fence and gate details, including height, material, post installation, etc.
- The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.

- 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; whichever is greater. Provide details of the stormwater mitigation system.
- 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, erosion control blanket, inlet protection, construction sequence, etc. Provide details.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet.

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