



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 & Cabana
Street Location: 35 EDGAR RD
Zoning District: R-2A Tax ID: 109.01-1-15 Application No.: 2021-1020
RPRC DECISION: RPRC - Requires Planning Board
Date: 11/02/2021

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 REQUIRED.

The following issues will need to be addressed with the Planning Board:

- Applicant is proposing a new swimming pool with patio areas and cabana. As the project is within the wetland buffer, the Applicant is also proposing approximately 4,000 square feet of mitigation planting areas. Setback variances will be required for the pool and cabana. The central portion of the rear yard is where the existing septic system is located.
- The plan depicts gross land coverage within 10 square feet of the maximum amount permitted. The Applicant shall provide the required gross land coverage backup data exhibit for review.
- The site plan should be revised to depict proposed grading.
- The site plan should depict any Town-regulated tree removal. If no tree removal is proposed, a note stating such should be added to the plan.
- The site plan should be revised to dimension the proposed pool complex (pool and appurtenances) to adjacent property lines.
- The site plan should be revised to include a zoning conformance table. It appears that a rear yard setback variance and two side yard setback variances will be required to construct the proposed pool complex.
- The proposed pool complex is located entirely within a Town-regulated wetland buffer. The site plan should note the proposed amount of Town-regulated wetland buffer disturbance.

- The Applicant has submitted a mitigation plan for review. The mitigation plan should be revised to depict the proposed amount of Town-regulated wetland buffer disturbance as well as the proposed size of the mitigation area. The Town Code required two square feet of mitigation for every square foot of disturbance proposed.
- The Applicant should provide floor plans and elevations of the proposed pool house.
- The Applicant should submit a gross floor area calculations worksheet and backup exhibit for review.
- The size of the proposed pool house should be noted on the plan.
- Disturbances are proposed within the locally-regulated 100-foot wetland buffer and within the New York State Department of Environmental Conservation (NYSDEC) Wetland K-30.
- Westchester County GIS Mapping indicates a hydric soil (Leicester Soils) within the eastern portion of the project site. A local Wetland Permit and a NYSDEC Freshwater Wetland Permit may be required. The applicant shall illustrate the local and NYSDEC wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant and NYSDEC validation. Notify this office once the wetland boundary has been established in the field so that a determination regarding the need for a Wetland Permit can be made.
- The Wetland Mitigation Plan shall illustrate and quantifying the proposed disturbance areas to the wetland and/or wetland buffer. The plan shall include a summary table that quantifies the total wetland and wetland buffer area on site, total disturbance areas within each, and total pervious and impervious cover pre and post development. Mitigation shall be provided at a ratio of 2:1 minimum.
- The plan shall illustrate existing topography and any proposed grading including spot grades as appropriate.
- 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.
- 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 roof drain and drainage pipe connections on the site plan. Include the size, slope and material. Provide outlet protection details.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during 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.

At this time, you must submit an [application to the Planning Board](#) addressing the above issues.

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