



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: 18 WINDMILL PL

Zoning District: R-4A Tax ID: 102.01-1-20 Application No.: 2021-1022

RPRC DECISION: RPRC - Submit to Building Department

Date: 11/16/2021

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 should depict the required rear yard at 40' in the R-1.5 Zoning District (not 50').
- The site plan should identify any proposed Town-regulated tree removal. If tree removal is proposed, the Applicant will need to return to the RPRC for further review.
- The site plan should be revised to include a plant schedule for the proposed regraded slope.
- The site plan should be revised to include details of the existing fence and proposed fence.
- The gross land coverage included on the worksheet (9,090 s.f.) does not agree with the backup data (8,898 s.f.). The worksheet and/or backup should be corrected.
- 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 a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system expansion area.
- The applicant shall perform percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. Contact the Town Engineer to schedule the testing.
- Please include erosion control blanket for stabilization during the seeding of steep slope at the rear of the pool.
- Please confirm no trees 8 inches dbh or greater located within 10 feet of proposed infiltration system.
- The site plan should be revised to depict the location of all pool equipment, including heating.

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.