



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 house

Street Location: 606 BEDFORD RD

Zoning District: R-2A Tax ID: 101.02-1-14 Application No.: 2021-1116

RPRC DECISION: RPRC - Requires ZBA

Date: 12/07/2021

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 proposed amount of gross land coverage exceeds the maximum permitted amount. The Applicant will need to obtain a gross land coverage variance from the Zoning Board of Appeals.
- The Applicant should provide gross floor area backup information.
- 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 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 this office to schedule the testing.
- Emergency overflow controls should be provided for the infiltration system.
- The plan shall illustrate the roof drain and drainage pipe connections on the site plan. Include the size, slope and material.
- Please provide details in regard to the water and sewer improvements.
- How is the outdoor shower accessed considering steep slopes adjacent to the shower entry.
- Proposed outdoor shower does not include a roof. This will permit rain water to enter the onsite septic system. The applicant should obtain Westchester County Department of Health (WCHD) Approval for the outdoor shower.

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.