



# 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 addition.

Street Location: 462 BEDFORD RD

Zoning District: R-2A Tax ID: 108.02-1-22 Application No.: 2021-1118

RPRC DECISION: RPRC - Requires ZBA

Date: 12/07/2021

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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 submitted gross floor area calculations worksheet states that a 3,000 square foot addition is proposed. The site plan should be revised to clearly depict the location of the proposed addition. The Applicant should clarify the scope of the project.
- The submitted elevations should depict proposed Building Height (average grade to midpoint of roof) and proposed Max. Ext. Wall Height (lowest elevation to roof midpoint).
- The submitted floor area calculations worksheet should be revised to complete all existing and proposed floor area entries.
- The Applicant should submit gross land coverage backup information for review.
- The proposed pool and patio do not meet the minimum required 50 foot rear yard setback. The Applicant will need to secure a variance from the Zoning Board of Appeals.
- The proposed amount of gross land coverage exceeds the maximum permitted by 230 square feet. The plan should be revised to reduced the amount of coverage or the Applicant will need to secure a variance from the Zoning Board of Appeals.
- The gross land coverage worksheet is incorrect. Summing lines 5-12 yields 13,846 square feet (not 12,995).
- The Zoning Conformance Chart should be revised to state that the rear yard setback is 50 feet (not 30).

- The site plan should be revised to depict the location of the existing septic system and well.
- The site plan should be revised to depict any proposed Town-regulated tree removal. If trees are not proposed to be removed, a note stating such should be added to the site plan.
- The Applicant should prepare a landscape screening plan for the rear lot line.
- The plan shall illustrate 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 construction details for all proposed improvements, including, but not limited to, drainage, pavement, walkways, erosion controls, 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 proposed rear yard setback on the Site Plan Proposed Additions Plan does not appear correct.
- 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 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.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- 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.
- 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.

- 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.

**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