



# 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: 3 EVERGREEN ROW  
Zoning District: R-1A Tax ID: 101.02-3-54 Application No.: 2021-1178  
RPRC DECISION: RPRC - Requires ZBA  
Date: 12/21/2021

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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 proposed pool does not meet the minimum required 50 front yard setback from NYS Route 22 (40 feet provided, 50 feet required). The site plan will need to be revised or a variance obtained from the Zoning Board of Appeals.
- The plans shall include a note indicating the source of the survey and topographic data, including the referenced datum, utilized for the development of the plan.
- The plan shall illustrate existing topography and any proposed grading including spot grades as appropriate.
- The plan shall illustrate the location of the existing utilities (septic, etc.).
- 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.
- 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 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.

**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