



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Description: In-ground Spa and Patio
Street Location: 35 MILLER CIR
Zoning District: R-MF Tax ID: 107.02-4-44 Application No.: 2021-1208
RPRC DECISION: RPRC - Submit to Building Department
Date: 01/04/2022

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 be revised to depict the existing house front yard setback. The gross land coverage calculations worksheet takes credit for a 3.74 foot setback bonus. The minimum setback depicted on the site plan should be a minimum of 23.74 feet.
- The Town's GIS depicts an offsite stream and wetland on 36 Caruso Place. The Town Engineer will need to determine whether a wetlands permit will be required for the proposed work. If a wetlands permit is required, it shall be processed administratively.
- The site plan should be revised to include a note stating that Town-regulated tree removal is not proposed.
- If rock chipping is required, the Applicant will need to obtain a chipping permit from the Building Department.
- 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.
- 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 the Town Engineer 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 include emergency overflow for the infiltration system to the existing stormwater system.
- 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