



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 patio

Street Location: 7 MEGAN LN

Zoning District: R-2A Tax ID: 102.03-1-23 Application No.: 2022-0011

RPRC DECISION: RPRC - Requires Conservation Board

Date: 01/18/2022

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Conservation Board approval of the proposed project is **REQUIRED**.

However, the following issues will need to be addressed prior to the issuance of a building permit:

- The lot line closest to the pool is labeled a side lot line. However, that lot line is a rear lot line (lot line opposite the front lot line) and a rear yard setback is required. The Applicant will need to obtain a rear yard variance from the Zoning Board of Appeals.
- The proposed action will disturb 2,820 square feet of Town-regulated wetland buffer. A required 2:1 wetland mitigation plan has not been submitted for review.
- The site plan should be revised to indicate the proposed height and design of the new retaining walls.
- It is recommended that the proposed infiltration system and pool equipment pad be relocated to be further from the wetland and outside of the buffer area, if possible.
- The applicant will need to prepare and submit a wetland application to the Conservation Board and in accordance with Chapter 340 Wetlands and Watercourse Protection of the Town Code. The application should quantify the wetland buffer disturbance and provide mitigation at a ratio of 2:1 minimum.
- The applicant is proposing a stormwater system to mitigate impacts from increased runoff and pool drawdown. Stormwater design calculations should be included within the submission which mitigates runoff from impervious surfaces for the 25-year, 24-hour design storm. The
- applicant will also need to perform deep and percolation soil testing in the vicinity of the proposed stormwater system. Please contact the Town Engineer to schedule testing.
- 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.

- Please provide construction details for all proposed improvements.

At this time, please submit an application to the Conservation Board addressing the above issues

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 Conservation Board or the Building Department.

Adam R. Kaufman, AICP
Director of Planning