



# 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 RETURN LETTER

Application Number: 2022-0208

Street Location: 19 HADLEY RD

Zoning District: R-2A      Property Acreage: 3.14      Tax ID: 108.04-2-22

RPRC DECISION: OPEN

Date: 04/05/2022

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 5, 2022.

The Committee determined that given the submitted plans, additional information is required to be reviewed prior to a decision of the RPRC.

The following issues should be addressed at this time:

- The Applicant should submit floor plans and elevations of the proposed pool house. The elevations should also depict proposed Building Height (average grade to roof midpoint). The cabana should be designed so that the Building Department will not interpret structure to be a Dwelling Unit.
- The Applicant should submit a Gross Floor Area Calculations Worksheet.
- A landscaping plan should be submitted addressing screening between the pool and the adjacent neighbor.
- There is an existing deer fence in the vicinity of the proposed pool. The site plan should depict the location of the fence and indicate status.
- The Zoning Compliance Table appears to require updating.
- The plan shall include a pool fence 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.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment 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. Contact the Town Engineer to schedule the testing.

- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The applicant provided an Engineer's Report for the project stormwater management. The Report states an increase in volume of runoff is mitigated fully through a combination of storage and infiltration. However, I can not find within the Report the calculations substantiating that fact. Please clarify.

Please submit revised plans addressing the above issues to the RPRC. If revised plans will not be submitted, please contact my office so that the RPRC can reconvene and conclude the review process.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3000 x43.

Adam R. Kaufman, AICP  
Director of Planning