



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: 33 WOODLAND RD

Zoning District: R-2A Tax ID: 95.04-1-3 Application No.: 2022-0269

RPRC DECISION: RPRC - Requires Planning Board

Date: 04/20/2022

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

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

In addition, the following issues will need to be addressed with the Planning Board:

- It is noted that the pool is located in the front yard (between front lot line and house). Pursuant to Section 355-15.L of the Town Code, swimming pools, if located in the front yard shall be set back at least three times the distance required for a principal building. The proposed pool is approximately 390 feet from the front yard and meets the setback requirement. However, Section 355-15.L also requires that a lot be three times the minimum lot size for a pool to be located in the front yard. This lot does not meet the minimum 6 acre lot size requirement for a pool to be located in the front yard. The Applicant will need to obtain a variance from the Zoning Board of Appeals
- The site plan depicts 2,564 square feet of Town-regulated wetland buffer disturbance and includes a proposed mitigation plan that is 5,600 square feet in size.
- It is recommended that the site plan depict a physical demarcation between naturalized areas and maintained lawn area.
- Pool setbacks should be measured from the edge of the proposed retaining walls to the rear property line.. The pool complex must meet the minimum required 30 foot side yard setback.
- The engineering plans should be revised to reference the correct site address of 33 Woodland Road.
- The application proposes disturbances within the locally-regulated buffer. An extensive Wetland Mitigation Plan has been submitted. The Town Engineer will review the wetland delineation and mitigation plan. Mitigation should equal at least twice the wetland buffer disturbance area.

- The engineering plans and landscape plans should be coordinated with regard to the disturbance limits and silt fence locations.
- 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. The Woodbridge soil group typically has a seasonably high water table within 18-36 inches of the surface. Infiltration units must have a separation of three (3) feet between the bottom of the unit and seasonal high water.
- Provide calculations for the six (6) inch pool drawdown volume. Stormwater mitigation system should be sized for the greater of the runoff mitigation or pool drawdown. Please note the connection between the pool equipment and the infiltration system on the plans.
- The plan shall show the proposed grading, including spot grades on the patio. The plan shall also show the proposed patio drainage with rim and invert elevations.
- 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 and construction fencing installed. The disturbance limits should consider the landscape improvements proposed.
- Please clarify on the plans the portion of the existing retaining wall to remain and to be removed.

At this time, you must submit a site plan application to the Planning Board.

DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.

If blasting or rock chipping is proposed, a permit pursuant to Chapter 122 is required.

If you would like to further discuss this matter, please do not hesitate to contact the Planning Department.

Adam R. Kaufman, AICP
Director of Planning