



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: Pool

Street Location: 246 BEDFORD BANKSVILLE RD

Zoning District: R-2A Tax ID: 95.03-2-50 Application No.: 2022-0357

RPRC DECISION: RPRC - Submit to Building Department

Date: 06/07/2022

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 depict screening for 242 Bedford Banksville Road.
- The plan shall illustrate existing and proposed grading.
- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well have been maintained. It is our understanding that Westchester County Department of Health (WCHD) regulations require a separation of 50 feet between the infiltration practice and existing well. Please confirm conformance with regulations.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in runoff for the 25-year, 24-hour design storm event or a six (6) inch pool drawdown volume; whichever is greater.
- As Per NYSDEC guidelines, infiltration chambers shall be installed in virgin soils and can not be installed on slopes with grades steeper than 15% or in fill sections greater than the top quarter of the drywell system. Please provide system evaluations and details, confirming compliance with New York State stormwater regulations.
- The boulder retaining wall is shown to have a height of 6.5 feet, however, the construction detail shows a boulder retaining wall with a height of 24-36 inches. Please provide a design for the wall proposed less than 6 feet in height. Walls over 6 feet in height require approval of the Planning Board.

- Pre-treatment must be provided for the infiltration system. Provide sizing calculations and outlet protection details.
- Provide rims, inverts, size and material for all drainage facilities. Will upgradient runoff be diverted around the pool deck?
- Please show the proposed drains within the pool deck and patio with spot grades.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.?
- How will access to the work area be obtained? Will existing retaining walls need to be removed?
- Please confirm the soil stockpile locations are sufficient for stockpiling topsoil, excavated soils and stone for proposed walls.
- Please clarify the effectiveness of the stabilized entrance at the location shown.
- Please schedule soil testing with our office once the location of the treatment practice is determined.
- Additional silt fencing appears appropriate upgradient of the driveway.

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 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 Building Department.

Adam R. Kaufman, AICP
Director of Planning