



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: 6 YALE PL

Zoning District: R-2A Tax ID: 108.04-1-42 Application No.: 2022-0691

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 09/06/2022

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 contains a stream. The site plan shall be revised to depict the regulated wetland and associated 100 foot buffer. If a wetlands permit is required, the Applicant will need to secure an administrative wetlands permit and prepare the required mitigation plan.
- The submitted gross land coverage calculations worksheet contains errors. Line 7 indicates 370 square feet of new deck, but the total of the line (existing and proposed) states 0. In addition, the total in line 13 is not correct. In addition, the backup lot coverage data indicates 8,058 square feet and the worksheet totals 1,897 square feet. The worksheet data and backup data shall be rechecked and coordinated. If existing land coverage is proposed to be removed, it can be represented as a negative number.
- It appears that some minor grading and/or walls would be needed to construct the proposed pool complex. Any grading or wall construction should be depicted on the site plan.
- The site plan shall be revised to depict a detail of the proposed pool fence.
- The proposed pool equipment should be located outside of the Town-regulated wetland buffer, if possible.
- The existing shed does not meet the minimum required side yard setback of 15 feet. The Applicant should indicate whether a building permit was secured for this structure. If not, the Applicant should legalize the shed at this time. In addition, the site plan should be revised to clarify whether the shed is located in the Town-regulated wetland buffer. The Applicant will need to address this issue with the Building Department.

- The Applicant shall submit a landscape plan for review.
- 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.
- The plan shall illustrate the location of the existing utilities, including the well and septic.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- 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.
- 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.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- The proposed impervious calculations shown on the plan should include 370 s.f. of new patio.
- The zoning requirement chart shown on the plan should be updated to reflect a side yard for the pool patio.
- Provide construction details for all proposed improvements.

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.