



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: 3 LEISURE FARM DR

Zoning District: R-1A Tax ID: 101.03-2-13 Application No.: 2022-0828

RPRC DECISION: RPRC - Submit to Building Department

Date: 10/18/2022

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 be revised to depict the approved Clearing and Grading Limit Line for this lot as depicted on the Leisure Farm subdivision plat map. All improvements, including the stormwater mitigation practice, will need to be located within the previously approved C&GLL. If any disturbance is proposed outside of the C&GLL, the Applicant will need to seek amended approval from the Planning Board.
- Based upon existing conditions, supplemental screening should be proposed at the rear lot line.
- 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.
- Please include pool equipment location on the plan. The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- Please provide the proposed stormwater drainage improvements, including rims, inverts, size and material. 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.
- Please provide the pool fence on the site plan. 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.

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