



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: 22 EVERGREEN ROW
Zoning District: R-1A Tax ID: 101.02-2-41 Application No.: 2022-0690
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 proposed infiltration chambers appear to be located on a slope. The site plan should be revised to depict any proposed grading.
- The site plan should be revised to dimension the distance of the proposed pool equipment to the side yard. A setback of 25 feet is required for the pool equipment.
- The site plan should be revised to dimension the proposed pool retaining wall to the side yard setback. The Building Inspector will need to determine whether the wall is part of the pool complex and requires a 25 foot setback.
- Portions of the existing pool fence are located on the adjacent property. The fencing shall be relocated to be entirely on the subject property.
- The Applicant should submit a screening/landscape plan for review.
- A detail of the proposed pool fence should be submitted.
- Please confirm all separation distances have been met with regard to leaching fields and pool/spa, pavilion and Cultec infiltrators.
- 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.
- As Per New York State Department of Environmental Conservation (NYSDEC) guidelines, infiltration chambers shall be installed in virgin soils and cannot be installed on slopes with grades steeper than 15% or in fill sections greater than the top quarter of the drywell system. Please provide details confirming.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- Please provide stormwater collection and piping. Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The plan shall illustrate all trees eight (8) inches dbh or greater located within and ten (10) feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- Please provide construction details for all proposed improvements.
- The Site Plan should include side yard setbacks with dimensions.
- Provide fence and gate details, including height, material, post installation, etc. The plan shall delineate the limits of each fence type and locate all gates.
- The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy/Completion.
- The site plan should quantify the amount of fill required to be imported to the site. A fill permit may be required pursuant to Chapter 161 of the Town Code.

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