



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: Hot tub and patio

Street Location: 13 MAPLE WAY

Zoning District: R-2A Tax ID: 101.04-2-79 Application No.: 2022-0857

RPRC DECISION: RPRC - Submit to Building Department

Date: 11/01/2022

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 plan appears to propose disturbances within hydric soils which could be a locally-regulated wetland. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field. If a wetlands permit is required, the wetlands permit application shall be processed administratively.
- The site plan should be revised to depict the distance of the proposed pool equipment pad to the side property line. The pad can't be located closer than 30 feet to the side lot line.
- The Bulk Table Requirements on the site plan are not correct and should be corrected. The front yard minimum requirement is 50 feet, the side yard requirement is 30 feet, and the rear yard requirement is 50 feet. The side yard requirement for the modified pool complex should be measured from the closes pool complex element (this case the pool equipment).
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system. If it is a system requiring soil testing, then 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.

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