



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 pool house
Street Location: 42 SARLES ST
Zoning District: R-2A Tax ID: 101.01-1-77 Application No.: 2022-0927
RPRC DECISION: RPRC - Submit to Building Department
Date: 11/22/2022

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 any proposed tree removal. If none is proposed, a note stating such should be added to the plan.
- A plant schedule should be added to the landscape plan.
- The Applicant should remove the shepard's hut play apparatus from the plan.
- 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.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system and new drilled well.
- The plan shall illustrate existing topography and any proposed grading including spot grades as appropriate.
- 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.

- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The plan shall illustrate the roof drain and drainage pipe connections from the pool house on the site plan. Include the size, slope and material.
- 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.
- Provide construction details for all proposed improvements, including, not limited to, drainage, walkways, patios, water service and sewer modifications, etc.
- A prior Site Plan Approval for this property, earlier this year, included a stormwater mitigation system servicing the existing driveway. The proposed mitigation system was located where the proposed driveway to service the garage/art studio/gym will be located. Please include the new location for the stormwater mitigation on the plans.

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