



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:

Street Location: 9 THORNEWOOD RD

Zoning District: R-1.5A Tax ID: 101.02-4-21 Application No.: 2022-1062

RPRC DECISION: RPRC - Submit to Building Department

Date: 01/10/2023

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 lot is split between the R-1A and R-1.5A zoning districts. The site plan should be revised to depict the location of each district. It appears that the proposed pool is located in the R-1.5A Zoning District. The zoning conformance chart should be revised to include the minimum requirements of the R-1.5A Zoning District. The site plan should be revised to depict the R-1.5A setbacks within the R-1.5A Zoning District.
- The Applicant should submit a landscaping plan for review.
- The site plan shall be revised to clarify whether the retaining wall at the rear of the pool is existing to remain or proposed. If proposed, the retaining wall shall be designed by a New York State Licensed Professional Engineer. Provide construction details and specifications on the plan, including grading and stabilization of the slope behind the wall.
- If applicable, 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 the issuance of a Certificate of Occupancy/Completion.
- Please clearly illustrate on the plan the proposed pool fencing along the rear retaining wall.
- 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. Three (3) feet of separation is required between the gravel below the infiltrators and impervious or mottled soil layers below. Please provide details showing same on the plan.
- Pre-treatment in accordance with the New York State Stormwater Management Design Manual (NYS SMDM) must be provided for the infiltration system. Please show pop-up emitters on the plan.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- 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, erosion control blanket, inlet protection, construction sequence, etc. Provide details.

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