



# 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

Street Location: 157 MIANUS RIVER RD

Zoning District: R-4A Tax ID: 89.03-1-10 Application No.: 2022-1039

RPRC DECISION: RPRC - Submit to Building Department

Date: 01/10/2023

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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 indicate whether any Town-regulated trees are proposed to be removed. If trees are not proposed to be removed, a note stating such should be added to the plan.
- The site plan should be revised to depict proposed setbacks from pool complex to adjacent property lines.
- The site plan should be revised to depict the location of any pool equipment.
- The site plan should be revised to include a pool fence detail.
- The plans depicts a proposed deck. The Applicant should submit details of the deck and a rear elevation.
- The site plan should be revised to depict setbacks to adjacent property lines.
- Please modify grading, improvements and disturbances within the drip line of three (3) trees on the south side of the proposed pool, if trees are to be saved.
- Please plot as-built location of the septic fields and septic tank, with designated septic expansion area. Also demonstrate that all separation distances between the septic and the pool, deck and other structures conform with Westchester County Department of Health (WCHD) separation distance requirements.

- Stormwater mitigation should be provided for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. The 25-year event is not addressed within the application.
- Rain garden overflow discharge should be disbursed through a flow spreader or other means, in an effort to avoid downstream erosion of concentrated flows.
- The applicant is proposing water quality treatment within a proposed rain garden. An infiltration rate of 5 in./hr. was used in sizing and draining the rain garden. However, the rain garden extends to a depth of approximately three (3) feet which is the depth of the bedrock.
- The applicant should explain how infiltration can be expected to occur when the rain garden extends to the depth of the bedrock.

**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