



# 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 patio

Street Location: 53 ROUND HILL RD

Zoning District: R-2A Tax ID: 102.03-1-28 Application No.: 2022-1102

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 Applicant should provide a landscape plan for the rear yard.
- The 2021 aerial photo and the submitted 2022 survey don't agree. Specifically, the aerial photo depicts a stone wall running along the rear of the septic system continuing from the adjacent property. However, the submitted survey does not depict this wall and depicts a new wall running along the side property line. The Applicant should explain this discrepancy. The Applicant should describe any work performed in this area and indicate whether any fill was placed at the rear of the property. Details of any new wall should be submitted for review. It also appears that Town-regulated tree removal may have occurred without a permit. The Applicant should provide further information.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment 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.
- Please relocate the Cultec overflow discharge and rip-rap dissipator at a location, which will direct discharge towards the stream/wetlands without the potential of flowing onto the neighboring property.
- Please show the stormwater collection facilities proposed to collect runoff from the southern portion of the pool patio.

- Please provide pipe sizing calculations confirming that 4" PVC pipe to the Cultec units will have sufficient capacity to service the drainage area during a 25-year storm event.
- Please clarify the existing storm drainage piping for the existing dwelling and driveway. Will the existing drainage be connected to the proposed piping and Cultecs?
- The property includes a watercourse and wetland within the western portion of the project site. The wetlands were delineated by Mary Jaehnig, Soil Scientist, on June 16, 2022. It appears all proposed disturbances will be located greater than 100 feet from the wetland boundary and therefore, a Wetland Permit is not required. The Town Wetland Consultant will field verify the delineation submitted.

**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