



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: 116 COX AVE

Zoning District: R-1A Tax ID: 108.01-2-68 Application No.: 2022-1107

RPRC DECISION: RPRC - Requires Conservation Board

Date: 01/24/2023

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 Town's GIS depicts hydric soil in the area. The Town Engineer should determine whether the Applicant should investigate whether the site contains Town-regulated wetlands and/or wetland buffers. A wetlands permit may be required for the proposed project.
- Elevations and floorplan/detail should be provided for the proposed shed.
- The site plan should be revised to depict the location of the septic system and well.
- The Applicant should submit a Gross Floor Area Calculations Worksheet and backup data that includes the proposed shed.
- The proposed pool filter pad shall be reduced in size to meet the side yard setback.
- The land coverage calculations do not appear to include the existing shed toward the rear of the property.
- The applicant shall illustrate the local wetlands on-site and on adjacent properties and the 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 disturbances are within 100 feet of the wetland or watercourse, an administrative wetland permit with Conservation Board review will be required.

- 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 confirm that the infiltration system has sufficient volume for a six (6) inch pool drawdown.
- Provide the stormwater collection system with rims, inverts, size and material for all drainage facilities. Provide details. Also provide drainage to collect runoff directed at pool from the rear yard. Show the discharge.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- Please coordinate the various plans so they are in agreement on the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Show the location of the existing wells servicing this residence and adjacent neighboring properties.
- Please provide the detail of the pool fence.
- Please provide details and design of the proposed retaining walls.

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