



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: 7 THORNEWOOD RD

Zoning District: R-1.5A Tax ID: 101.02-4-22 Application No.: 2023-0082

RPRC DECISION: RPRC - Requires Planning Board

Date: 02/07/2023

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board approval of the proposed project is **REQUIRED**.

In addition, the following issues will need to be addressed with the Planning Board submission:

- The Applicant should submit a gross land coverage backup exhibit for review.
- Westchester County GIS Mapping illustrates a watercourse running through the property to the on-site wetlands. The proposed pool is located directly over the watercourse. It should be determined, whether the topographic swale is a watercourse or drainage way. Regardless of the determination, the proposed pool should not block the flow of water to the wetlands.
- The proposed grading will direct runoff from upstream lands directly at the pool. Please re-examine placement of pool to avoid storm flows from above.
- The wetland buffer boundary should be updated to reflect the buffer established during the construction of the residence in 2016.
- 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 our witnessing of the testing.
- Please provide a construction anti-tracking pad, per the specifications within the New York State Stormwater Design Manual.
- The application notes that no Town-regulated trees would be removed with the action. A review of the Site Plan for the proposed residences in 2016 shows approximately ten (10) trees between 8 and 26 inches in size which were to be preserved in the area of the proposed pool. The applicant should submit the tree permits obtained for the tree removals.

At this time, you must submit a site plan application to the Planning Board

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 Planning Department.