



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: Proposed in-ground pool, stone patio, steps and outdoor kitchen
Street Location: 7 GUION LN
Zoning District: R-2A Tax ID: 95.01-2-10.6 Application No.: 2023-0361
RPRC DECISION: RPRC - Requires ZBA
Date: 05/02/2023

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 site plan shall be revised to depict the 30 foot side yard setback. The pool, patio and any other pool appurtenances must meet the 30 foot side yard setback.
- The site plan should depict the location of the proposed pool equipment.
- The site contains an existing 8 foot high fence. The Applicant should confirm that the required building permit was issued for the fence. It is noted that 8 foot board fences are not permitted. The Applicant will need to address this issue.
- A pool fence detail shall be provided. The maximum height of a fence is six feet. Mesh deer fences can be installed at a height of 8 feet.
- If the screened porch is not proposed at this time, reference to this feature should be removed from the plan.
- Please explain the reason for details and location of use for asphalt concrete pavement and retaining walls.
- Provide construction details for all proposed improvements, including, but not limited to, drainage, erosion controls, etc.
- Provide stormwater mitigation design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event or a six (6) inch pool drawdown

volume; whichever is greater. Provide layout and details of the stormwater collection and mitigation system.

- The plan shall illustrate the location of the pool equipment and the connection between the pool equipment and drawdown mitigation practice.
- The plan shall illustrate and quantify the limits of disturbance. 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, silt fence, 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