



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: New pool on new concrete slab above ground unit. Small paver area around part of pool

Street Location: 5 ANTHONY CT

Zoning District: R-10 Tax ID: 108.01-5-32 Application No.: 2023-0401

RPRC DECISION: RPRC - Submit to Building Department

Date: 05/16/2023

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 should be revised to depict the spa meeting the minimum required side yard setback (appears that the corner does not meet the setback).
- If the spa is less than 4 feet in height, provide fence and gate details, including height, material, post installation, etc. The plan shall delineate the limits of each fence type and locate all gates. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.
- The plan shall illustrate the location of the existing utilities.
- If the proposed spa and walkway/patio is larger than 250 square feet, 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 details of the stormwater mitigation system.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The plan shall illustrate the existing roof drain and drainage pipe connections on the site plan, as well as the proposed drainage improvements.

- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, 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