



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: 40' x 18' inground gunite swimming pool with 56sqft spa within pool structure.
Automatic safety cover for pool/spa

Street Location: 35 THORNEWOOD RD

Zoning District: R-1.5A Tax ID: 102.01-1-3 Application No.: 2023-0431

RPRC DECISION: RPRC - Submit to Building Department

Date: 06/06/2023

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 location of the pool fence and include a pool fence detail for review.
- The site plan should depict the location of the existing septic system.
- The site plan should depict any proposed grading and/or tree removal. If grading/tree removal is not proposed, a note stating such should be added to the plan.
- 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.
- 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.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The plan shall illustrate the location of the existing septic system and expansion area.

- The plan shall illustrate proposed grading, including spot grades, as appropriate. Please clarify on the plan that all proposed impervious surfaces shall pitch to the proposed drainage system.
- The plan shall include a pool fence and gate detail. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.

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