



# 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: Construct new above ground pool in rear yard. Replace damaged chain link fence

Street Location: 50 WASHINGTON AVE

Zoning District: R-2F Tax ID: 122.12-3-29 Application No.: 2023-0437

RPRC DECISION: RPRC - Submit to Building Department

Date: 06/06/2023

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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 proposed shed is required to be 7.5 feet from the rear property line and three feet from the side property line. The shed location should be revised to comply with the minimum requirements of the Town Code.
- The Applicant should provide plans and elevations of the proposed shed for review.
- The Applicant should submit a gross floor area calculations worksheet and backup data that includes the proposed shed for review.
- The Applicant should submit a gross land coverage backup exhibit for review.
- The proposed pool equipment pad must be located at least six feet from the side property line (must meet the setback requirements of a principal structure).
- The plans depict the installation of a new fence. A fence detail should be submitted for review. The maximum permitted height of a fence is six feet.
- The site plan should be revised to include a planting schedule. The schedule should include the common and scientific name, size, and quantity of the proposed vegetation.
- The submitted survey depicts a metal shed in the northwestern corner. However, the shed has been removed. The site plan should be updated to indicate that the shed it to be removed.

- 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.
- Include erosion control measures on the plan.
- The plan shall illustrate any proposed grading including spot grades as appropriate.

**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