



# TOWN OF NORTH CASTLE

WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625  
Fax: (914) 273-3554  
www.northcastleny.com

## RPRC RETURN LETTER

Application Number: 2023-0489

Street Location: 15 WAMPUS LAKES DR

Zoning District: R-2A      Property Acreage: 3.14      Tax ID: 100.04-2-54

RPRC DECISION: HELD OVER

Date: 06/20/2023

---

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on June 20, 2023.

The Committee determined that given the submitted plans, additional information is required to be reviewed prior to a decision of the RPRC.

The following issues should be addressed at this time:

- The site plan depicts the removal of a large amount of existing driveway. However, the proposed driveway removal would appear to eliminate access to the detached garage. The Applicant should address this issue with the RPRC.
- Existing conditions depict a large gravel area adjacent to the existing garage. The site plan should be revised to depict this area and indicate whether the gravel area is proposed to remain or be removed. If it is to remain, the area should be included in the gross land coverage calculations worksheet.
- A portion of the pool and pool terrace are located in the front yard (between the front property line and the principal dwelling. Section 355-15.L of the Town Code states:

Swimming pools. All swimming pools shall be considered structures and shall be set back from lot lines at least the minimum distance required for a principal building in the district in which it is located, except that a swimming pool shall not be located in a front yard unless it is set back at least three times the distance required for a principal building and unless the lot area is equal to at least three times the minimum required. The minimum required setbacks established for swimming pools shall also apply to cabanas and decks or terraces surrounding said pool, as well to all structures and mechanical equipment or other appurtenances related to the pool's use and operation. In addition, such pools shall conform to the requirements of the New York State Uniform Fire Prevention and Building Code.

The plan shall be revised so that the pool complex (including equipment) is located no closer to the front lot line than the existing house. In the alternative, the Applicant would need to seek a variance from the Zoning Board of Appeals.

- The site plan indicates that Town-regulated tree removal is not proposed. The Applicant should confirm this as there appear to be trees located in the vicinity of the proposed pool.
- The site plan should be revised to depict the location of the pool enclosure.
- Please provide a cut/fill analysis for the project. Will excess excavation material be removed from the site.
- Please show the location of the existing septic and well.
- 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 testing.

Please submit revised plans addressing the above issues to the RPRC. If revised plans will not be submitted, please contact my office so that the RPRC can reconvene and conclude the review process.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3542.

Adam R. Kaufman, AICP  
Director of Planning