



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: Swimming pool

Street Location: 15 ELIZABETH PL

Zoning District: R-10 Tax ID: 108.01-1-3 Application No.: 2023-0532

RPRC DECISION: RPRC - Submit to Building Department

Date: 07/18/2023

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:

- It appears that fill may have been imported into the site. The Town Engineer should review existing site conditions. If so, the Applicant shall demonstrate that a fill permit was issued by the Building Department.
- The proposed pool does not meet the minimum required 30 foot rear setback. The pool location should be revised.
- The proposed pool equipment pad does not meet the 30 foot required rear setback. The pool equipment should be relocated.
- The site plan depicts the removal of four existing trees along the northern property line. Since these trees are located in the regulated landscape buffer zone, the Applicant should submit a replanting plan.
- The Applicant should confirm that a pool patio is not proposed.
- The plan shall include a Bulk Zoning Compliance Table and dimension all required minimum yard setbacks.
- 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 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.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.

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