



# 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: Proposed new 20 x 50 inground pool with surrounding patio area  
Street Location: 15 WAMPUS LAKES DR  
Zoning District: R-2A Tax ID: 100.04-2-54 Application No.: 2023-0489  
RPRC DECISION: RPRC - Requires ZBA  
Date: 07/18/2023

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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 RPRC reviewed the plan with two alternatives: keeping all existing driveway areas and a plan that removes a substantial amount of existing driveway. Both plans were forwarded to the Building Department. However, if the plan to keep all of the existing driveway is pursued, the Applicant will need to obtain a gross land coverage variance from the Zoning Board of Appeals.
- Existing conditions depict a large gravel area adjacent to the existing garage (east side). 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.
- The site plan indicates that Town-regulated tree removal is not proposed, but also depicts the removal of two trees. The Applicant should address this discrepancy.
- The site plan should be revised to depict the location of the pool enclosure.
- 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