



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 Pool

Street Location: 33 NICHOLS RD

Zoning District: R-1A Tax ID: 108.03-2-28 Application No.: 2023-0675

RPRC DECISION: RPRC - Requires Planning Board

Date: 10/03/2023

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board approval of the proposed project is **REQUIRED**.

In addition, the following issues will need to be addressed:

- The property is located in a floodplain. A floodplain development permit will be required.
- The submitted gross land coverage calculations worksheet (6,239 s.f.) does not match the submitted backup (7,515 s.f.). The worksheet and/or backup should be revised as necessary.
- Westchester County GIS Mapping indicated that the rear of the project contains Leicester soils, a hydric soil classified as a wetland under the Town Wetland Law. The plan may propose disturbances within the locally-regulated 100-foot wetland buffer and therefore may require a local Wetland Permit. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Please notify the Town Engineer once the wetland boundary has been established in the field. **If the proposed work is within the wetland or 100-foot local wetland buffer, the applicant will be required to prepare a Wetland Mitigation Plan in accordance with Chapter 340, Wetlands and Watercourse Protection, of the Town Code and obtain approval from the North Castle Planning Board. If a wetlands permit is not required, the Applicant can proceed with a building permit without Planning Board approval.**
- The plan shall illustrate any proposed grading. If no regrading is proposed, please note on the drawings that material excavated for the pool will be removed from the site.
- The plan shall include the proposed location of the pool fence and gate detail. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.
- The plan shall illustrate the location of the existing well and setbacks between the well and 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.
- The applicant should clarify the location of the pop-up emitters.
- 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