



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 RETURN LETTER

Application Number: 2023-0793

Street Location: 25 THORNEWOOD RD

Zoning District: R-1.5A Property Acreage: 1.51 Tax ID: 102.01-1-75

RPRC DECISION: OPEN

Date: 11/07/2023

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on November 7, 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 should be revised to dimension the proposed pool equipment and proposed pool to the side property line. No portion of the pool or appurtenances shall be located closer than 30 feet to the side lot line.
- The proposed pool and appurtenances should be removed from the Town-regulated wetland buffer.
- The pool will be visible to/from 23 Thornwood despite screening being planted at the time of the wall construction. It is recommended that the Applicant engage a landscape architect and propose a more robust screening plan so that the pool area can have adequate privacy.

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 914-273-3000 x43.

Adam R. Kaufman, AICP
Director of Planning