



# 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: Installation of an in-ground swimming pool, spa, steps, plantings, lighting and drainage work in the pool area.

Street Location: 25 THORNEWOOD RD

Zoning District: R-1.5A Tax ID: 102.01-1-75 Application No.: 2023-0793

RPRC DECISION: RPRC - Submit to Building Department

Date: 12/19/2023

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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 Applicant shall amend the previously approved wetlands permit for the construction of a sport court to permit the construction of the proposed pool to the satisfaction of the Town Engineer.
- The Applicant shall provide the previous stormwater plan to the Town Engineer.
- Please provide the original site plan for the house expansion. The lawn terrace does not appear to have been approved as located within the present proposed site plan.
- Previous plans for the house expansion included septic fields within the area of the proposed pool. These septic fields are not illustrated on this plan submission. Please provide clarification of all septic improvements, including the necessary septic expansion areas.
- The Applicant shall submit documentation demonstrating that the Westchester County Department of Health approved the relocated septic expansion area.
- Provide construction details for all proposed improvements, including, but not limited to, drainage, walkways, erosion controls, retaining walls, etc.

- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system. If the existing mitigation system was sized to accommodate the proposed pool and pool patio, provide calculations confirming. Please provide the pool deck drains and piping.

**At this time, you must submit a hard copy of revised plans addressing the above issues, this determination letter and a completed building permit application directly to the North Castle Building Department as well as directly to the Town Engineer. 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