



# 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: Extension of existing rear pool patio area. New pool house and pergolas. Adjusted pool fence enclosure and new stepping stone walkways.

Street Location: 4 HALLOCK PL

Zoning District: R-2A Tax ID: 100.02-1-30 Application No.: 2024-0085

**RPRC DECISION: RPRC - Requires ZBA**

Date: 03/05/2024

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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 plans shall be revised to eliminate the proposed patio with fire pit located in the Town-regulated wetland buffer.
- Proposed new gross land coverage shall be limited to a maximum of 249 sq. ft.
- All of the proposed work is within a Town-regulated wetland buffer.
- The Town Wetland Consultant will need to confirm the boundary.
- The plans shall be revised to quantify (in sq. ft.) the amount of proposed Town-regulated wetland buffer disturbance. The Applicant will be required to submit a mitigation plan that is twice the area of the proposed disturbance. The wetland permit shall be reviewed administratively by the Town Wetlands Consultant.
- The proposed amount of gross floor area exceeds the maximum permitted amount by 207 sq.ft. The Applicant shall demonstrate that the submitted calculations were not calculated correctly or seek a variance from the Zoning Board of Appeals.
- The proposed amount of gross land coverage exceeds the maximum permitted amount by 1,823 sq.ft. The Applicant will need to reduce the amount of land coverage or seek a variance from the Zoning Board of Appeals.

- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice. If a connection is presently not provided, the pool drawdown should be connected to the proposed stormwater mitigation system. The applicant should confirm that adequate capacity is available within the mitigation system.
- The applicant shall prepare a grading plan and erosion and sediment control plan.
- The applicant should prepare a cut and fill analysis for the project. A Fill Permit may be required from the Town Building Department.
- The applicant should provide construction details for all proposed improvements and erosion and sediment controls.

**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