



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 swimming pool (in-ground) and patio
Street Location: 58 HIGH ST
Zoning District: R-2A Tax ID: 101.01-1-48 Application No.: 2024-0099
RPRC DECISION: RPRC - Submit to Building Department
Date: 03/19/2024

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 site plan should dimension the deck and pool equipment to the side lot line. A 30' setback is required.
- The proposed pool and patio are proposed to be constructed into a large rock outcrop (and a Town-regulated steep slope). It is not clear from the plans how the pool and deck will be constructed. It appears that a large amount of chipping and/or blasting and possible a retaining wall would be required to stabilize the rock. Further information is required. A chipping permit will be required.
- The applicant should prepare a cut and fill analysis for the project. If fill will be imported to the project site, a Fill Permit may be required from the Town Building Department.
- The plan shall include a pool fence and gate detail. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements. Please show the pool fence on the site plan with details.
- The plan shall illustrate the location of the existing septic fields and distance between the pool and fields. The plan shall demonstrate that all required separation distances to the existing septic system have been maintained.
- The erosion control plan should illustrate access to the work area. Please provide construction entrance. Also, the plan should illustrate a fence around the existing septic tanks to protect the tanks from heavy equipment. Please also show the septic fields.

- The applicant is proposing the mitigation of runoff through infiltration of runoff from impervious areas by installing one (1) infiltration unit. However, calculations provided indicate five (5) infiltration units are required.
- The applicant should simplify the analysis by noting the project will increase impervious surfaces by 1,725 s.f. and mitigate the runoff from these impervious surfaces. The applicant must include the pool within the calculations and should use the B hydrologic soil classification for the underlying soils.
- It is evident that significantly more Cultec units than the one (1) unit proposed will be required.
- 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.

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