



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: Pool Cabana (under existing deck) Swimming Pool, Pool Terrace & BBQ Bar area

Street Location: 26 CAROLYN PL

Zoning District: R-2A Tax ID: 100.04-1-3 Application No.: 2024-0141

RPRC DECISION: RPRC - Requires Planning Board

Date: 04/02/2024

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 **REQUIRED**.

The following issues will need to be addressed with the Planning Board:

- It appears that a significant amount of grading, steep slope disturbance, patio and path construction, new deck, wall construction and tree clearing was conducted on the site without permits.
- The Applicant should quantify the amount of disturbance and construction on the site between 2021 and 2023. The Applicant will need to seek after the fact approval for the previous disturbance plus the proposed new disturbance and construction.
- Based upon the site visit, a significant amount of C&D fill has been placed on the site. The Applicant will need to obtain a fill permit from the Town pursuant to Chapter 161 of the Town Code. The Applicant should coordinate with the Building Department at this time.
- The Applicant will need to submit a gross floor area calculations worksheet for review as the new cabana would appear to be new floor area that will need to be quantified. The proposed amount of gross land coverage is in excess of that permitted by the Town Code by 6,473 sq. ft. It is recommended that existing gross land coverage be removed so that the lot is in compliance with the Town Code. If not, the Applicant will need to seek a variance from the Zoning Board of Appeals.
- The existing pool area is proposed to be removed. A detailed landscaping plan with trees should be submitted for this area.
- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well have been maintained.

- Provide stormwater mitigation design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event or a six (6) inch pool drawdown volume; whichever is greater. Provide details of the 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 plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction. A construction safety fence should be considered along the top of slope.
- Please include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, construction sequence, etc. Also provide details and illustrate means of access for construction equipment and materials.
- Please provide construction details of all proposed walls.

At this time, you must submit an application to the Planning Board addressing the issued identified above.

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