



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 In-ground swimming pool with Built in spa located in rear yard off south side of existing house.

Street Location: 7 PALMER PL

Zoning District: R-1A Tax ID: 108.03-3-44 Application No.: 2024-0173

RPRC DECISION: RPRC - Submit to Building Department

Date: 04/16/2024

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 be revised to depict a detail of the proposed pool fence.
- The site plan should depict proposed Town-regulated tree removal. If none is proposed, a note stating such should be added to the site plan.
- The site plan should depict the specific location of the pool equipment as the equipment must be located outside of the required yard setbacks.
- The gross land coverage worksheet and backup data should be revised to include the missing porch steps, rear concrete pavers, missing pieces of the flag stone walk, as well as the stairs from the existing retaining wall to the rear portion of the property.
- The applicant has provided limited proposed grading on the plan. Please complete the grading plan.
- It appears the project will result in a surplus of excavated material. Please note on the plan all surplus material will be removed from the site or show the proposed grading where material will be placed.
- The applicant should provide a construction detail of the proposed retaining walls.
- The applicant should provide dimensions between the existing well and proposed pool, confirming conformance with the Westchester County Department of Health (WCHD) Regulations.

- The applicant is proposing to mitigate stormwater runoff through an infiltration practice within the rear yard. Please 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 and calculate a six (6) inch pool drawdown volume. The stormwater mitigation system should be sized to accommodate whichever volume is greater.
- The stormwater mitigation system should be sized to 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. Please contact the Town Engineer to schedule the testing.
- The plan should include stormwater collection and piping between improvements and stormwater mitigation system and connection between the pool equipment and infiltrators. Please provide inverts, rims, pipe sizes and details.
- The erosion control measures on the plan should include temporary construction access. Please provide details of construction access and tree protection, if required.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.

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