



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 House
Street Location: 15 MAPLE WAY
Zoning District: R-2A Tax ID: 101.04-2-80 Application No.: 2021-0076
RPRC DECISION: RPRC - Submit to Building Department
Date: 02/16/2021

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 should provide GFA backup exhibit.
- The Applicant should submit an exhibit demonstrating that the proposed pool house is less than 25% of the GFA of the principal structure.
- The submitted elevations should depict building height. The height shall be less than 15 feet in height.
- The site plan should be revised to include a note stating that the pool and terraces were previously reviewed by the RPRC and that the extent of the pool and terraces remain the same.
- The applicant should confirm that permanent improvements, such as the pool fence, are permitted within the existing drainage easement.
- The applicant shall provide a Landscaping and Screening Plan. The plan shall be signed and sealed by a NYS Registered Landscape Architect.
- The plan shall illustrate the proposed water and sanitary service connection to the proposed pool cabana. Provide details.
- The plan shall illustrate all trees eight (8) inches dbh or greater located within and ten (10) feet beyond the proposed limits of disturbance. Indicate trees to be removed and/or protected.
- Include erosion control measures on the plan, including, but not limited to, tree protection, construction sequence, etc. Provide details.
- The plan shall demonstrate that the minimum required Westchester County Department of Health.

At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit application directly to the North Castle Building Department. DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.

If you would like to further discuss this matter, please do not hesitate to contact the Building Department.