



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Description: Pool House and Spa

Street Location: 14 COLE DR

Zoning District: R-2A Tax ID: 94.04-1-9 Application No.: 2021-0098

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 pool house may be considered a dwelling by the Building Department (which is not permitted). Of particular concern is the large changing room, which may be considered a bedroom.
- The submitted site plan should be revised to depict the building envelope. Since this lot fronts on two streets, the site plan should identify the front lot line. It is noted that a 50-foot front yard setback would be required along Davis Drive.
- The submitted zoning conformance chart should demonstrate compliance with the R-2A Zoning District bulk requirements, not R-4A. In addition, the chart should be completed to include setbacks for the proposed pool house.
- The site plan should dimension the distance from the proposed pool house and spa to adjacent property lines.
- The submitted pool house elevations should include a Building Height measurement (average grade to roof midpoint). The height can't exceed 15 feet in height without Planning Board approval.
- The Applicant should submit an exhibit demonstrating that the proposed pool house does not exceed 25% of the gross floor area of the principal dwelling.
- The site plan should depict the 100-foot Town-regulated wetland buffer.

- The site plan should be revised to depict any tree removal. If no tree removal is proposed, a note stating such should be added to the plan.
- The 1st floor floor plans appears to be missing.
- The floor area backup information indicates that portions of the basement were not counted toward floor area. The Applicant should provide the rationale for including and excluding the basement floor area pursuant to the definition of gross floor area in Section 355-4:

FLOOR AREA, GROSS

The sum of the horizontal areas of the several stories of the building or buildings, excluding any floor area used for off-street parking or loading purposes (except for residential buildings), measured from the exterior walls or, in the case of a common wall separating two buildings, from the center line of such a common wall, and including any two-story or any enclosed porch, or one having a roof and capable of being enclosed. See the definition of "basement" for exclusion of basement/mechanical areas in nonresidential buildings from "floor area, gross." For residential buildings, any attic space with a floor-to-ceiling height of 7.5 feet or greater shall be included as part of gross floor area, as shall those portions of any basement with a floor-to-ceiling height of 7.5 feet or greater if the basement is considered a "story" in accordance with one of the following three alternative measurements:

Where the finished surface of the floor above the basement is more than six feet above average grade.

Where the finished surface of the floor above the basement is more than six feet above the finished ground level for more than 50% of the total building perimeter.

Where the finished surface of the floor above the basement is more than 12 feet above the finished ground level at any point along the building perimeter.

- All minimum required yard setbacks shall be illustrated on the plans.
- The plan shall include a north arrow.
- The plan shall illustrate all proposed service connections (gas, electric, water, and sanitary) to the proposed outdoor kitchen, fire pit, hot tub, and pool house.
- It appears that the proposed disturbances are located within the 100-year FEMA Flood Plain Zone A. The limits shall be illustrated on the plans. A Floodplain Development Permit will be required in accordance with Chapter 177-Flood Damage Prevention of the Town Code.
- The site plan shall illustrate any proposed site grading, including spot elevations, as appropriate.
- Illustrate the location of the stabilized construction entrance on the Erosion and Sediment Control Plan.

- The Stormwater Management Plan shall include the location of the stormwater mitigation system, and all existing utilities (septic, well, etc.). Demonstrate that the minimum Westchester County Department of Health (WCHD) setbacks to the infiltration system have been met.
- The location and layout of the proposed stormwater mitigation shall be illustrated on the site and stormwater management plan.
- The applicant shall perform deep and percolation 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 testing.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event.
- Provide construction details for the proposed patio and terrace.
- Provide invert elevations for all drainage facilities. The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Provide details.
- The plan has illustrated all trees eight (8) inches dbh or greater located within and ten (10) feet beyond the limit of disturbance. Indicate which trees are to be removed or protected.

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.

Adam R. Kaufman, AICP
Director of Planning