



# 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: Legalize poolhouse  
Street Location: 1 PINE RIDGE RD  
Zoning District: R-2A Tax ID: 95.03-2-29 Application No.: 2021-0423  
RPRC DECISION: RPRC - Submit to Building Department  
Date: 05/18/2021

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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 include a zoning conformance table.
- The site plan should be revised to label the front lot line. If Hickory Kingdom is the front lot line the proposed pool house may not meet the minimum required rear yard setback. If Pine Ridge Road is the front lot line, the existing detached garage may not meet the minimum required front yard setback. The Applicant should confirm that any required variances for structure setbacks have been previously issued or that the structures have been deemed legal non-conformities.
- The Applicant should confirm the setbacks depicted on the site plan for the pool house. A graphic scale should be added to the plan. As depicted, the depicted 30 foot setback does not appear to be correct.
- The plan should be revised to depict the size (sq. ft.) of the proposed pool house. The plans shall demonstrate that the pool house is less than 800 square feet or the Applicant shall be required to obtain a special use permit from the Planning Board.
- The plan should be revised to include a calculation demonstrating that the proposed pool house is less than 25% of the gross floor area of the principal structure.
- The plan should be revised to depict proposed building height. The plans shall demonstrate that the structure is 14 feet in height (or less) or the Applicant shall be required to obtain a special use permit from the Planning Board.

- The Building Department will need to determine that the proposed pool house is not a dwelling unit. If it is determined to be a dwelling unit, the Applicant shall be required to obtain a special use permit for an accessory apartment from the Planning Board.
- The Gross Land Coverage Calculations Worksheet totals 10,577, but the submitted backup depicts 6,727 sq. ft. The worksheet and backup should be in agreement.

**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