



# 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 pavilion

Street Location: 6 SHOEMAKER LN

Zoning District: R2A Tax ID: 101.03-2-7.4 Application No.: 2022-0779

RPRC DECISION: RPRC - Submit to Building Department

Date: 10/04/2022

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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 shall be revised to depict the distance from the pavilion to adjacent property lines. Since the pavilion is associated with a pool complex, it must be at least 30 feet from the side lot line and 50 feet from the rear property line. In addition, all pool equipment must meet this same setback requirement. The plans shall be revised to meet all minimum required setbacks.
- The Applicant should submit a gross floor area calculations worksheet and backup data for review. The Applicant shall demonstrate that the proposed amount of floor area is below the maximum permitted.
- The Applicant should submit a gross land coverage calculations worksheet and backup data for review. The Applicant shall demonstrate that the proposed amount of land coverage is below the maximum permitted.
- The Applicant must demonstrate that the accessory structure is no more than 25% of the gross floor area of the principal dwelling.
- The submitted elevation indicates that a new fence is proposed. The location of the fence should be identified on the site plan.
- Please provide a site plan showing the proposed location, grading, erosion and sediment controls, storm drainage collection and piping.

- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour design storm event. Provide details of the stormwater mitigation system modifications required.

**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 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