



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: 49 SARLES ST

Zoning District: R-2A Tax ID: 94.03-1-7 Application No.: 2023-0181

RPRC DECISION: RPRC - Submit to Building Department

Date: 03/21/2023

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 submitted gross land coverage calculations worksheet does not contain all the coverage previously submitted to the Town (approximately 28,000 square feet). The worksheet should be revised and/or the Applicant shall provide an explanation of the discrepancy to the satisfaction of the Building Department.
- The Applicant should submit a gross floor area calculations worksheet and backup exhibit for review.
- The elevations should be revised to depict proposed building height (average grade to roof midpoint). Building height can't exceed 15 feet without Planning Board special use permit approval.
- The proposed chimney extends into the side yard setback. Section 355-15 of the Town Code permits this condition; however, the site plan shall dimension the side yard setback intrusion. The chimney can't extend more than three feet in to the side yard setback.
- The Building Department will need to review whether the structure would be deemed a dwelling unit as proposed.
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for review of the proposed pool house, which has a full kitchen and full bath. WCHD will determine whether modifications or upgrades to the existing septic system are required.

- The applicant should illustrate the existing and proposed drainage systems on the project site plan. Please include modifications to the previously approved pool patio drainage collection system. Provide rims, inverts, size and material for all drainage facilities.
- The plan shall illustrate the roof drain and drainage pipe connection on the site plan. Include the size, slope and material. Runoff from the pool house should be connected to the previously approved stormwater mitigation system.
- The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Please include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, construction sequence, etc. Provide details.

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