



# 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 and pool house

Street Location: 2 DOUGLAS LN

Zoning District: R-2A Tax ID: 108.04-1-20 Application No.: 2020-3125

RPRC DECISION: RPRC - Requires ZBA

Date: 11/17/2020

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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 proposed building height exceeds the maximum permitted (15 feet) without the issuance of a special use permit by the Planning Board. The pool house building height should be reduced to a maximum of 15 feet.
- The Building Department will need to determine what, if any, portions of the patio areas covered by trellis would be counted as floor area. If that area is to be counted as floor area, it is possible that the gross floor area of the building would exceed 800 square feet and require the issuance of a special permit from the Planning Board.
- The Applicant should supply a gross floor area backup exhibit for the property.
- The Applicant will need to demonstrate that the gross floor area of the accessory building does not exceed 25% of the floor area of the principal house.
- The proposed amount of gross land coverage exceeds the maximum permitted amount by 86 square feet. The GLC should be reduced or the Applicant will need to seek a variance from the Zoning Board of Appeals.
- It appears that all of the existing gravel parking area is not being counted in the total gross land coverage. All gravel areas should be included.

- The site plan does not depict tree removal. If no tree removal is proposed, a note stating such should be added to the site plan. If tree removal is proposed, the Applicant should return to the RPRC for further review.
- The site plan should be revised to contain a zoning conformance chart.
- All submitted plans should contain the seal and signature of the professional preparing the plans.
- Modification to the septic system will require approval from the Westchester County Department of Health (WCHD). Please submit a copy of the WCHD Approval when received.
- The proposed water service for the pool house should be shown. Provide a detail.

At this time, you must submit a 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