



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 Name: DAVIS - Fence
Street Location: 115 HICKORY KINGDOM RD
Zoning District: R-4A Property Acreage: 10.12 Tax ID: 95.04-1-10
RPRC DECISION: ☐ Requires Planning Board Review ☐ Requires Architectural Review Board
☐ Requires Conservation Board ☐ Requires Zoning Board of Appeals
☒ Submit to Building Department ☒ Requires Admin Wetlands Permit
Date: July 7, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 6, 2016.

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:

- A detail of the proposed deer fence must be submitted for review.
- The site plan depicts proposed pond restoration. Since proposed pond restoration is not proposed, the plans should be revised only to depict the proposed deer fence project.
- Portions of the proposed fence are located within a Town-regulated wetland and Town-regulated wetland buffer. A wetlands permit will be required.
- The site plan depicts the installation of a portion of the deer fence on Lot 95.04-1-11. The Applicant has indicated that this lot is owned by Davis, but Town records show that the lot is owned by Pocantico Partners. Pocantico Partners will need to grant an easement, to the satisfaction of the Town Attorney, to permit Davis to install the fence on Pocantico Partners property (even if Pocantico Partners is controlled by Davis) as the properties are not in common ownership.

At this time you may coordinate directly with 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