



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: 19 RESERVIOR ROAD - Addition

Street Location: 19 RESERVOIR RD

Zoning District: R-5 Property Acreage: 0.11 Tax ID: 122.16-3-22

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 5, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 5, 2018.

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 does not meet the minimum required rear yard setback of 30 feet (21' 8" proposed) and does not meet the minimum required side yard setback of 8/18 (5' 4" proposed). Variances from the ZBA are required.
- The Applicant is proposing to significantly enlarge the existing house. The site plan is required to depict two fully accessible off-street parking spaces. The site plan shall be revised.
- The plans shall be revised to depict proposed building height (30 feet max).
- The plans shall be revised to depict proposed maximum exterior wall height (34 feet max).
- The gross land coverage calculations and backup data does not appear to be graphically correct. The driveway appears to be in excess of the depicted 20'x20'. In addition, the deck and porch do not appear to be correctly dimensioned. The backup information submitted shall be clarified by utilizing the existing site plan as the basemap for the backup calculations.
- 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.
- Show all required minimum yard setbacks on the plan.
- Provide silt fence downgrade of all disturbance. Provide a detail.

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.