



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Name: Philips - Deck
Street Location: 4 VALLEY LN
Zoning District: R-1.5A Property Acreage: 1.19 Tax ID: 102.03-1-67
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: May 16, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 16, 2017.

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 existing screened porch and proposed sun room do not meet the minimum side yard setback. The Applicant shall submit documentation, to the satisfaction of the Building Department, that a variance was previously issued for the screened porch. In the alternative, the Applicant will need to seek a variance from the Zoning Board of Appeals.
- The site plan should be revised to depict the location of the existing septic tank and fields.
- Previous applications before the Town identified a Town-regulated wetland on the site. The submitted site plan should depict the location of the Town-regulated wetland and buffer.
- The Applicant shall submit gross floor area backup information to the satisfaction of the Building Department.
- The Applicant shall submit gross land coverage backup information to the satisfaction of the Building Department.
- The plans shall be reviewed by the Town Engineer.

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