



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: SPINELLI - Addition

Street Location: 50 NETHERMONT AVE

Zoning District: R-5 Property Acreage: 0.34 Tax ID: 122.12-5-49

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: June 20, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on June 19, 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 shall be revised to demonstrate that the site has two accessible off-street parking spaces. Based upon the site plan, it appears that vehicular access to the existing two car garage is not possible.
- The Applicant shall submit the variance for the existing two-car garage. We were unable to locate any information relating to the required variance. The Applicant will need to coordinate with the Building Department to resolve this issue.
- The Applicant shall submit the variance for the existing shed at the rear of the property. We were unable to locate the variance for the shed. The Applicant will need to coordinate with the Building Department to resolve this issue.
- The plan shall clarify how the area of pavement removal will be restored.
- Silt fence or haybales shall be installed downgrade of all disturbance. Provide details of the erosion controls.
- 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.

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.