



# 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: O'CONNELL - Exterior Modification

Street Location: 59 WINDMILL RD

Zoning District: R-1.5A Property Acreage: 1.50 Tax ID: 102.01-1-34

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: February 21, 2018

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 20, 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 proposed dining room addition does not meet the minimum front yard setback. The plans shall be revised to comply with the Town Code or the Applicant will need to seek a variance from the Zoning Board of Appeals.
- The gross land coverage backup data should be revised to include the existing deck, brick pavers, shed and hot tub.
- The gross land coverage backup data and the gross floor area backup data both don't total the amounts depicted on the submitted worksheets. The backup data and the worksheets shall agree.
- 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 disturbed areas to be protected by silt fence. Provide 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.

Adam R. Kaufman, AICP  
Director of Planning