



# 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: MONACO - SHED  
Street Location: 6 PATRIOTS FARM CT  
Zoning District: R-2A Property Acreage: 2.20 Tax ID: 102.03-2-17  
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 14, 2017

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on June 13, 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 gazebo is proposed to be located on a very large rock outcrop. The plans should be revised to provide additional detail as to how the site will be prepared.
- The site plan should be revised to depict the location of the existing propane tank
- The gazebo is located within a Town-regulated wetland buffer. The Town Engineer will need to determine whether a wetlands permit would be required.
- The site plan should depict any proposed tree removal. If tree removal is not proposed, a note stating such should be added to the plan.
- The site plan should depict any grading. If grading is not proposed, a note stating such should be added to the plan.
- The submitted gazebo detail should be revised to depict the height of the gazebo. The detail should demonstrate that the gazebo is less than 15 feet in height to the satisfaction of the Building Department.
- The submitted GLC Worksheet and backup data are not in agreement (check deck). The GLC worksheet totals 10,327 square feet, while the backup depicts 12,126 square feet. The worksheet and backup should be coordinated.
- The Applicant will need to submit a GFA Worksheet and backup information to the satisfaction of the Building Department (since the gazebo is capable of being enclosed).
- The plan should clarify and detail the foundation of the gazebo.
- The plan should include existing and proposed grades.

- 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.
- There appears to be existing ledge in the area of the gazebo. The applicant should clarify if rock removal will be required.
- The plan should show the proposed electrical service to the gazebo.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, tree protection, erosion control blankets, construction sequence, etc. Provide details.

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