



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: LEFF - Deck
Street Location: 81 HICKORY KINGDOM RD
Zoning District: R-2A Property Acreage: 9.66 Tax ID: 95.04-1-39
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 17, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 17, 2016.

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 Applicant should submit a site plan/survey depicting the proposed improvements containing the seal and signature of the NYS licensed professional preparing the plan. Existing features on the site should not be labeled "proposed" on the site plan. The Land Coverage information on the submitted plan should be revised to include the proposed land coverage. It also appears that the "proposed" land coverage has already been constructed and the proposed deck is missing from the plans. **The plan will need to be updated to reflect current existing conditions and proposed conditions.**
- The depicted wetland delineation will need to be confirmed by the Town Engineer.
- The identified maximum permitted gross land coverage entered on the gross land coverage calculations worksheet is not correct. The maximum permitted gross land coverage for a 10.619 acre lot is 41,428 square feet (not 27,754 square feet).
- The submitted Gross Land Coverage Worksheet shall contain the seal and signature of a professional licensed in NYS.

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.