



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: PALAIA - Deck
Street Location: 9 PINE WOOD DR
Zoning District: R-5 Property Acreage: 0.06 Tax ID: 122.20-1-39
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: July 18, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 18, 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 Applicant shall submit a site plan prepared by a NYS licensed professional depicting the location of the proposed deck. The deck shall be no closer to five feet from the rear property line per the approved subdivision map for the development (see building file).
- The 1,830 square feet of gross land coverage exceeds the maximum permitted amount of 1,210 square feet of gross land coverage. The Applicant will need to reduce the size of the proposed deck or seek a variance from the Zoning Board of Appeals.
- Submission of gross land coverage backup information.
- The applicant shall secure any required HOA approvals needed to provide construction access to the rear of the building.
- Show all required minimum yard setbacks on the plan.

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