



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: PONIROS - Exterior Modification
Street Location: 97 HIGH ST
Zoning District: R-2A Property Acreage: 2.06 Tax ID: 100.02-1-2
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: December 20, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on December 19, 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:

- J Pursuant to Section 355-54.A of the Town Code, all structures and land uses hereafter erected, enlarged, moved, created, changed in intensity or substantially altered shall be provided with the amount of off-street parking and loading space required by the terms of this article to meet the needs of persons occupying or using such structures or land. The site plan shall be revised to provide a driveway and a minimum of two off-street parking spaces to the satisfaction of the Town Planner and Town Engineer. In addition, updated Gross Land Coverage Worksheet and backup data shall be submitted. Furthermore, the site plan shall depict adequate sight distance at the driveway intersection with High Street to the satisfaction of the Town Engineer. A curb cut permit shall also be required from the Highway Department.
- J The site plan shall be revised to depict the setback of the proposed bilco door. If the setback is less than the minimum required 50 feet from the front lot line, the Applicant will be required to obtain a variance from the Zoning Board of Appeals.
- J The site plan shall be revised to depict the location of the existing septic system and well.
- J The Building Department shall refer the application to the Westchester County Department of Health to determine the adequacy of the existing septic system.

) The site plan shall be revised to depict all Town-regulated wetlands and their 100-foot buffer. The Town's GIS depicts on site streams that may be regulated by the Town. The Applicant shall coordinate with the Town's Wetland Consultant.

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