



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: BLISS - Addition
Street Location: 17 POND LN
Zoning District: R-1.5A Property Acreage: 1.50 Tax ID: 101.04-3-66
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 23, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 16, 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:

- It appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer. A local Wetland Permit will be required. The applicant shall illustrate the local wetland boundary and regulated 100 foot buffer on the plan for verification by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field.
- The submitted GLC backup data depicts 9,407 sq. ft. of gross land coverage. The worksheet should be revised.
- The submitted maximum permitted amount of GLC is identified incorrectly on the worksheet. The maximum permitted amount of GLC on this lot is 11,318 square feet.
- The submitted GFA and GLC worksheets shall contain the seal and signature of the professional preparing the documents.
- The submitted plans shall contain the seal and signature of the professional preparing the plans.
- The project data chart contains the wrong setback information for the R-1.5A Zoning District. The R-1.5A requires a 50' front yard setback, 30' side yard setback and a 40' rear yard setback.
- The Health Department should review the proposed bedroom count and adequacy of the existing septic system.
- Existing retaining walls are located in the Pond Lane right-of-way. The Applicant should submit any previously issued licenses from the Town for the walls. If a license does not exist, the Applicant should obtain the license at this time.
- The exterior color of the building shall be approved by the RPRC ARB representative.

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