



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: MEHTA - SHED
Street Location: 2 PEPPERCORN PL
Zoning District: R-2A Property Acreage: 2.15 Tax ID: 102.02-2-40
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 13, 2014

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 13, 2014.

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:

- Plan shall be revised to include the proposed shed setback from the property line. It is noted that the shed can't be located closer than 50 feet to Jackson Road. It appears that the proposed shed is closer than 50 feet to the property line.
- The required setback adjacent to Jackson Road is 50 feet, not 30 feet; the plan should be revised to depict the correct building setback.
- The required setback adjacent to Peppercorn Place is 50 feet, not 30 feet; the plan should be revised to depict the correct building setback.
- The required setback opposite to Peppercorn Place (rear yard) is 40 feet, not 30 feet; the plan should be revised to depict the correct building setback.
- It is noted that the proposed shed is located within the Town-regulated 100 foot buffer. An administrative wetlands permit will be required.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details. Plans should show and quantify the limit of disturbance.
- The wetland boundary illustrated on the plan will need to be field verified by the Town Wetland Consultant. The date of the delineation shown on the plan should be noted. 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.

- All proposed improvements that are not a part of this application should be removed.
- The applicant should clarify the constructability of a foundation on top of the existing infiltration system.
- All plans should bear the seal and signature of the Design Professional.

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