



# 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: NICODEMUS - SHED  
Street Location: 28 BANKSVILLE RD  
Zoning District: R-1.5A Property Acreage: 2.8 Tax ID: 108.02-2-11  
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: September 17, 2014

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

- The shed does not meet 50 foot front yard setback. The Applicant will be required to secure a variance from the Zoning Board of Appeals.
- Elevations of shed should be submitted
- The Applicant will need to complete GFA worksheet. Assessor's floor area info for existing home can be utilized.
- The Applicant will need to confirm that shed is outside of Town-regulated wetland buffer or a wetlands permit will need to be secured from the Town Engineer.
- Provide detail of the shed foundation.
- The applicant should consider means to mitigate stormwater runoff.
- 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.

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.