



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: Quartuccio - Addition
Street Location: 28 GLENDALE AVE
Zoning District: R-5 Property Acreage: 0.32 Tax ID: 108.01-5-24
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: March 3, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 3, 2015.

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 proposed breezeway connection would create a side yard setback deficiency since the now detached structure would become part of the principal dwelling and require additional setback from the side property line. A side yard setback variance will need to be issued by the Zoning Board of Appeals.
- The Applicant shall submit gross land coverage backup information to the satisfaction of the Building Department.
- The Applicant shall submit an updated site plan depicting the proposed addition. The site plan should also depict setbacks to all structures. Furthermore, the site plan should contain a zoning conformance chart.
- Provide a site plan that includes project limits, property boundary, wetland buffer, etc.
- The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.

- 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.
- It appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer. A Wetland Permit may 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.

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