



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Name: TERRONES - Addition
Street Location: 3 WAGO AVE
Zoning District: R-10 Property Acreage: 0.76 Tax ID: 108.01-1-43
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 23, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on December 22, 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 Applicant shall submit gross land coverage backup data to the satisfaction of the Planning Department. In addition, the worksheet should be revised so that the existing floor areas and the proposed floor areas combined and equals the totals on the right side of the worksheet.
- The submitted gross land coverage does not appear to include the pool and pool terrace. The worksheet and backup should be revised accordingly to the satisfaction of the Planning Department.
- The proposed new portico does not meet the minimum front yard setback for the R-10 Zoning District. 28.9' proposed, 30' required. The Applicant will need to secure a variance from the Zoning Board of Appeals.
- The Applicant will need to demonstrate that the proposed floor area of the proposed pool house is less than 25% of the area of the principal dwelling to the satisfaction of the Planning Department.
- The site plan shall be revised to depict the R-10 and R-3/4A Zoning District boundary (location of former lot line). In addition, the site plan should depict the minimum required setbacks for the property within the R-3/4A Zoning District to the satisfaction of the Planning Department.
- As proposed, the poolhouse does not meet the minimum required side yard setback of the R-3/4A Zoning District – 25' required 18' provided. The poolhouse should be relocated or a variance will need to be secured from the Zoning Board of Appeals.
- 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 local Administrative 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 this office 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