



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: WILSON - Addition
Street Location: 37 NETHERMONT AVE
Zoning District: R-5 Property Acreage: 0.25 Tax ID: 122.16-4-44
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: July 22, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 21, 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:

- Appears that proposed second story dormer does not meet front yard setback. Building Department shall determine whether a front yard variance is required.
- The site plan appears to provide only one off-street parking space. Single family homes are required to provide two off-street parking spaces. The site plan shall be revised to depict at least two spaces to the satisfaction of the Town Engineer. In addition, the Applicant shall demonstrate compliance with the maximum permitted amount of gross land coverage to the satisfaction of the Town Engineer.
- The plans shall be revised to include an exhibit, to the satisfaction of the Building Department demonstrating building height and maximum exterior wall height.
- 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.

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.