



# 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 Description: Proposed alterations to detached garage and new deck  
Street Location: 107 COX AVE  
Zoning District: R-10 Tax ID: 108.01-2-41 Application No.: 2020-2450  
RPRC DECISION: RPRC - Requires ZBA  
Date: 03/03/2020

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

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 deck does not meet the minimum required side yard setback.

The proposed deck does not meet the minimum required rear yard setback.

The submitted Zoning Conformance Table should be added to the site plan.

If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree. If no tree removal is proposed, a note stating such should be added to the site plan.

The Applicant should submit gross land coverage backup information to the satisfaction of the Building Department.

The Site Plan shall be prepared and signed/sealed by a NYS Licensed Professional Engineer or Registered Architect. The design professional shall provide all drawing title block information as required by the NYS Education Department.

The plans shall include a drawing scale.

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.

Provide details for the proposed sewer and water services.

Provide invert elevations for the proposed sewer service.

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