



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: GISMONDI - Addition

Street Location: 11 WILLIAM ST

Zoning District: R-1/2A Property Acreage: 0.40 Tax ID: 123.05-1-45

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 18, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on December 17, 2019.

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 addition does not meet the minimum required rear yard setback in the R-1/2A Zoning District of 30 feet. The plan shall be revised or the Applicant will need to seek a variance from the Zoning Board of Appeals.
- The proposed amount of Building Coverage (16.8%) exceeds the maximum permitted amount (15%). The Applicant will need to seek a variance from the Zoning Board of Appeals.
- The proposed amount of Gross Land Coverage (6,374.5) exceeds the maximum permitted amount (5,654.68). The Applicant will need to seek a variance from the Zoning Board of Appeals.
- The plan shall dimension all required minimum yard setbacks.
- 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, tree protection, 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.