



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: STOCKWELL - Exterior Modification

Street Location: 147 MIANUS RIVER RD

Zoning District: R-4A Property Acreage: 5.35 Tax ID: 89.03-1-11

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: September 3, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on September 3, 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 site plan should be revised to clearly identify and label all proposed new construction and modifications. Specifically, the plan should depict, identify and label the following features:
 - new landscape wall adjacent to the garage
 - new walkway gate
 - new walls adjacent to the driveway
 - new driveway gate
 - greenhouse proposed to be removed
 - deck proposed to be removed
 - porch proposed to be removed
 - terrace proposed to be added
 - 32 square foot "other structure" proposed to be added
 - The proposed new gate should be located at least 20 feet from the front property line in order to permit vehicles to pull fully off of the road when accessing the property. Gate location should be dimensioned to property line.
 - The site plan should depict proposed utility connections to the gate (if proposed).
 - The site plan should depict the location of any proposed gate access station and utility connections.
 - The Applicant will need to provide a Knox Box for emergency services gate access.

- Silt fence should be installed downhill of all proposed disturbance. Provide a silt fence detail.
- 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.

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