



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: ANDERSON - Deck
Street Location: 157 HICKORY KINGDOM RD
Zoning District: R-4A Property Acreage: 11.20 Tax ID: 95.04-2-30
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: May 7, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 7, 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:

- Plan C-1 and P-1 shall be revised to clearly depict existing and proposed conditions. Based upon a recent site visit, it appears that the deck transition area is new and surrounding planters and pathways are new and should be identified as such on the submitted plan. Additionally, the submitted gross land coverage should be updated to accurately reflect existing and proposed conditions.
- The Applicant shall submit gross land coverage backup information.
- It appears that the submitted survey has been altered. It is recommended that a site plan be generated from the underlying survey depicting existing and proposed conditions. Unauthorized alteration or addition to a survey map is a violation of NYS Education Law.
- The submitted gross land coverage calculations worksheet shall contain the seal and signature of the professional preparing the document.

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