



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: DIGUGLIELMO - Addition

Street Location: 16 HISSARLIK WAY

Zoning District: R-2A Property Acreage: 2.00 Tax ID: 102.01-2-38

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:

- The proposed addition does not meet the minimum required rear yard accessory structure setback of 25 feet. While the Applicant previously received a variance for the original barn location, the proposed addition does not meet the minimum setback requirement and will require the issuance of a variance from the ZBA.
- The site plan shall be revised to depict the proposed use of the barn building (workshop, storage, livestock housing, studio, etc.).
- The site plan shall be revised to depict existing topography and proposed grading. It appears that a retaining wall may be necessary to construct the addition. The plan shall illustrate existing topography and any proposed grading including spot grades as appropriate. Show finished floor elevations. Provide details.
- The plans shall be revised to depict proposed building height to the satisfaction of the Building Inspector. It is noted that accessory structures can't exceed a height of 15 feet without Planning Board approval.
- The Applicant shall submit gross floor area backup information for review.
- The Applicant shall submit documentation to the satisfaction of the Building Inspector that the proposed barn does not exceed 800 square feet of gross floor area.
- The site plan shall be revised to depict the location of the existing septic system and well. The areas should be cordoned off during construction.

- The submitted gross land coverage worksheet (9,638 square feet) and backup data (9,832 square feet) are not in agreement. The worksheet and backup data shall be coordinated.
- Provide construction details for all proposed improvements, including silt fence.
- The plan shall illustrate the location of the existing and any proposed utilities (well, septic, electric etc.).
- 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.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected. If no trees are proposed to be removed by this project, the plan shall clearly state so.
- Include erosion control measures on the plan, including, but not limited to silt fence. 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.

Adam R. Kaufman, AICP
Director of Planning