



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: SCHNEIDERMAN - Addition

Street Location: 21 POND LN

Zoning District: R-1.5A Property Acreage: 1.51 Tax ID: 101.04-3-69

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: July 30, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 30, 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 shall be revised to accurately depict existing conditions to the satisfaction of the Building Department
- The site plan should be revised to depict the minimum required setback lines.
- The site plan should be revised to depict the distance from the addition and deck to the front, rear and side property lines. It appears that the proposed deck does not meet the minimum setback requirements for the R-1.5A Zoning District.
- The site plan should be revised to depict the location of the existing septic system.
- The Applicant should submit gross floor area backup information for the second floor.
- The Applicant should submit gross land coverage backup information for review.
- The plan shall include a Bulk Zoning Compliance Table and illustrate and 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.
- 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, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during 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