



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: Draper - TENNIS COURT

Street Location: 22 HALF MILE RD

Zoning District: R-2A Property Acreage: 2.66 Tax ID: 107.04-1-15

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 amount of gross land coverage exceeds the maximum permitted amount by 4,884 square feet. The Building Department should coordinate with the Town Attorney to determine whether a variance from the Zoning Board of Appeals is required.
- The submitted plan should be revised to include a detail of the existing fence surrounding the tennis court. If in excess of six feet, the Building Department should coordinate with the Town Attorney to determine whether a variance from the Zoning Board of Appeals is required.
- The existing tennis court appears to be in a state of disrepair. The plan should be revised to depict any proposed improvements to the court.
- The Town Engineer will need to determine whether any stormwater management practices would be required for the tennis court.

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.