



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: MILLER - Pool House
Street Location: 23 EVERGREEN ROW
Zoning District: R-1A Property Acreage: 1.58 Tax ID: 101.02-2-37
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 3, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on December 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 proposed trellis posts at ~4 square feet are in excess of the maximum permitted land coverage. A variance for gross land coverage will be required to be issued by the Zoning Board of Appeals. The Applicant should further discuss this issue with the Building Department.
- The gross land coverage calculations worksheet should be revised to revise line 13 to state 14,704 square feet.
- The plan should show silt fence downgrade of all construction disturbance.
- 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.
- 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