



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 Description: Proposed deck with spa

Street Location: OLD ORCHARD ST

Zoning District: R-1A Tax ID: 123.01-1-5 Application No.: 2020-2946

RPRC DECISION: RPRC - Submit to Building Department

Date: 10/06/2020

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

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 submitted Gross Land Coverage Calculations Worksheet shall be revised to reflect the acreage in the Town of North Castle (approx. 0.37 acres).
- The Applicant has submitted a survey that appears to have been altered after the preparation date of the survey to depict the new deck, which is not permitted by NYS Education Law. The Applicant shall submit a site plan that contains the seal and signature of the professional preparing the plan.
- 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.
- Silt fence shall be installed downgrade of all disturbance. Provide a silt fence detail.

You must submit an application to 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.