



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 RETURN LETTER

Project Name: TOBAN - Fence
Street Location: 54 BANKSVILLE AVE
Zoning District: R-2A Property Acreage: 2.00 Tax ID: 102.04-2-19
RPRC DECISION: ■ No Decision - Requires Return to RPRC
Date: February 25, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 19, 2019.

The Committee determined that given the submitted plans, additional information is required to be reviewed prior to a decision of the RPRC.

The following issues should be addressed at this time:

- The deer fence is proposed to be located in a relatively open area in the front yard. It is highly recommended that the fence plan be revised to enclose only the rear yard so as to leave the front yard open and fence free.
- The RPRC would like to review a proposed landscape/screening plan.
- The site plan should be revised to depict the location of any proposed gates (driveway). A detail of the gate should be included that depicts proposed height. The plan should indicate whether the driveway gate will be manually operated or automatic. If automatic, the plans should be revised to depict proposed utility location and location of control box. If manually operated, the Applicant should recognize that the deer fence will not be effective if the driveway gate remains open.
- A fence detail should be provided that depicts proposed fence height.
- It is noted that chain link fences are only permitted to a maximum height of 6 feet. Mesh deer fences are permitted to a maximum height of 8 feet. The plans should be revised to eliminate the chain link fence and replace with a mesh deer fence. In the alternative, the chain link fence can be reduced in height to 6 feet.
- The RPRC would like to Applicant to consider alternative fencing material.
- The site plan should depict the location of the existing septic system and well.

Please submit revised plans addressing the above issues to the RPRC. If revised plans will not be submitted, please contact my office so that the RPRC can reconvene and conclude the review process.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3542.

Adam R. Kaufman, AICP
Director of Planning