



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

Application Number: 2020-2565

Street Location: 59 WINDMILL RD

Zoning District: R-1.5A Property Acreage: 1.5 Tax ID: 102.01-1-34

RPRC DECISION: Return to RPRC for Further Discussion

Date: 05/19/2020

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 19, 2020.

The Committee determined that given the submitted plans, additional information is required to be reviewed prior to a decision of the RPRC. The Town will be in contact with you to provide you with a Zoom meeting invitation to the RPRC meeting on June 2, 2020 so that the RPRC can discuss your plan with you directly.

It is recommended that you give the following issues some thought prior to the next meeting:

- The Applicant is proposing the installation of several different types of fence that are each visually distinct. The Applicant should attempt to reduce the number of fence types proposed on the property. Specifically, the Applicant should consider whether the proposed cowboy fence (white fence?) with shrubs would accomplish the same objective as the proposed privacy fence.
- Each fence type detail should be labeled to match the fence label on the site plan.
- Each fence detail should be revised to depict the height of each fence. Fences can't be taller than six feet in height. Deer fencing can't exceed 8 feet in height. The pergola fence can't exceed six feet in height.
- Gate details (including height) should be submitted.
- The site plan should be revised to clearly indicate whether existing fencing on the property is proposed to remain or be removed.
- Based upon the submitted plan, portions of existing fencing are located off of the property (south side). If this fence is to remain, it should be relocated onto the subject property.

- The site plan should be revised to clearly indicate that the new fencing is to be installed on the subject property. As currently drafted, it appears that some fencing is proposed on adjacent property.
- The proposed fencing is enclosing a densely wooded area. Separately, the Applicant has indicated that several trees are now proposed to be removed. The fence plan and tree removal plan should be combined into one plan.

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