



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Description: REPLACE DECK WITH LARGER DECK

Street Location: 8 COLONIAL CT

Zoning District: R-2A Tax ID: 101.04-1-7 Application No.: 2020-3077

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 11/03/2020

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 existing and proposed deck appears to be part of the “pool complex.” Pursuant to Section 355-15.L of the Town Code, a swimming pool shall not be located in a front yard unless it is set back at least three times the distance required for a principal building and unless the lot area is equal to at least three times the minimum required. The minimum required setbacks established for swimming pools shall also apply to cabanas and decks or terraces surrounding said pool, as well to all structures and mechanical equipment or other appurtenances related to the pool's use and operation. A small portion of the existing and proposed deck (stairs and landing) are located in the Front Yard, which is defined as “a yard extending across the full width of the lot and lying between the front line of the lot and the nearest line of the building.” Therefore, since the old stairs and landing are being removed, the new deck must meet the current zoning requirements. The Applicant will need to revise the plan to comply with the Town Code or seek a variance from the Zoning Board of Appeals.
- 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.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.
- It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field so that a determination regarding the need for a Wetland Permit can be made.

At this time you must submit a building permit application directly to the North Castle Building Department.
DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.