



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: VLACHOS - Deck
Street Location: 91 BYRAM RIDGE RD
Zoning District: R-1A Property Acreage: 4.04 Tax ID: 101.01-1-17
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: January 8, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on January 8, 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 plan shall illustrate and quantify the limits of disturbance that includes construction access. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Install silt fence downgrade of all disturbance. Provide detail.
- The submitted site plan does not appear to reflect existing conditions. The plan does not depict the driveway as it is currently configured and does not include the existing in-ground pool. The plan should be revised to reflect existing conditions.
- The submitted gross land coverage calculations worksheet is not correct as it does not appear to calculate all existing land coverage on the property. The worksheet should be revised to account for all existing and proposed gross land coverage on the property.
- The Applicant will need to submit gross land coverage backup information to the satisfaction of the Building Department.

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