



# 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: Replace existing deck with new Azek deck and add roughly 146 sq ft to the deck

Street Location: 43 ROUND HOUSE RD

Zoning District: R-1A Tax ID: 102.04-2-61 Application No.: 2021-0507

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 06/01/2021

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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 site plan should be revised to depict the setback from the edge of the deck to the side property line. The deck can't be closer than 25 feet to the side lot line.
- The site plan should be revised to depict the setback from the edge of the deck stairs to the side property line.
- The deck stairs can't be closer than 22 feet to the side lot line pursuant to Section 355-15.C of the Town Code.
- The submitted gross land coverage calculations worksheet total (6,432 s.f.) and the submitted backup totals (6,042 s.f.) don't agree. The documents should be revised to be consistent.
- The proposed deck is located in a Town-regulated wetland buffer. The Applicant shall obtain a wetlands permit reviewed by the Building Department.

**At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit application directly 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.