



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: Pool, patio, deck

Street Location: 9 QUAKER MEETING HOUSE RD

Zoning District: R-1A Tax ID: 101.03-2-18 Application No.: 2021-0721

RPRC DECISION: RPRC - Requires ZBA

Date: 11/16/2021

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 deck addition that does not meet the minimum side yard setback shall be removed or the Applicant will need to seek a variance from the Zoning Board of Appeals.
- The Applicant is within 5 square feet of the maximum permitted gross land coverage. The Applicant shall submit a GLC backup exhibit that graphically depicts all existing and proposed GLC with the square footage of each element (see GLC worksheet instructions for further detail).
- The site plan should be revised to contain a note stating that disturbance is not proposed in the Town-regulated wetland or wetland buffer.
- The project plans should include drains and piping required to collect the runoff and discharge to the stormwater treatment system.
- The plans should provide construction details for the drainage system, retaining walls, patio, decorative driveway bands.
- Please provide a stormwater mitigation system design showing piping and inverts.
- Please illustrate that there are no on- or off-site wells within 100 feet of the infiltration system.
- Please note on the Boulder Wall Detail that the maximum height will be 4' – 0".
- The Town Building Inspector should review the proposed wall and fence design to confirm that the necessary safety improvements are provided.

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.