



# 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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## RPCR DETERMINATION LETTER

Project Description: Legalization of shed and sports court.  
Street Location: 22 WOODCREST DR  
Zoning District: R-2A Tax ID: 95.03-1-10 Application No.: 2021-0873  
RPCR DECISION: RPCR - Submit to Building Department  
Date: 09/21/2021

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The above referenced application was reviewed by the Residential Project Review Committee (RPCR).

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 gross land coverage backup data should be added as an overlay to the site plan (hatched area) so that it can be determined that all required gross land coverage has been counted. It appears that the gravel area behind the driveway was not counted. Given that the project, as presented, approaches the maximum permitted amount of gross land coverage, the backup data should be revised as requested so a determination can be made that existing conditions meet Town Code requirements. If not, a variance will be required from the Zoning Board of Appeals.
- The Applicant will need to obtain a permit from the Building Department for the sports court and fencing. It appears that the sport court fencing exceeds the maximum permitted height of six feet. The fencing shall be reduced to a maximum of six feet, or the Applicant will need to obtain a variance from the Zoning Board of Appeals.
- The Applicant should provide floor plan and elevation of the proposed shed. If those documents are not available, pictures of the inside and outside of the shed would suffice. The Applicant will need to obtain a building permit for the shed from the Building Department.
- The project shall be reviewed by the Town Engineer.
- Provide required stormwater mitigation to the satisfaction of the Town Engineer.

**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.