



# 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: deck, sheds driveway and generator pad  
Street Location: 11 PIPING BROOK LN  
Zoning District: R-2A Tax ID: 102.02-2-33 Application No.: 2021-0874  
RPRC DECISION: RPRC - Requires Conservation Board  
Date: 09/21/2021

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

The Committee determined that Conservation Board approval of the proposed project is **REQUIRED**.

The following issues will need to be addressed prior to the issuance of a building permit:

- The site plan is not clear as to which portions of the deck are proposed to be legalized and which portions of the driveway are proposed to be legalized.
- The site has gross land coverage that is 6,363 square feet above the maximum permitted amount. The Applicant will need to remove some gross land coverage or seek a variance from the Zoning Board of Appeals.
- Shed 1 does not meet the minimum required setback in the R-2 Zoning District of 15 feet. The shed should be relocated or the Applicant will need to seek a variance from the Zoning Board of Appeals.
- The shed elevations should be revised to depict proposed building height. In addition, the floor plans should be revised to depict the dimensions (or size in sq. ft.) of each shed.
- It appears there are improvements that extend beyond the rear property line and onto property N/F Bajraktari and located within a NYSDEC Wetland. The Applicant will need to legalize the off-site improvements in conjunction with Bajraktari.
- The site plan should be revised to depict the location of the NYSDEC and North Castle Wetland and associated buffers. It appears that a wetlands permit may be required for the proposed legalization. The Applicant should quantify any wetland and/or wetland buffer disturbance associated with the prior construction. A mitigation plan that is twice the size of the disturbance will be required. The Plan shall be reviewed by the North Castle Conservation Board and the NYSDEC.
- The Town Engineer shall review the project.

- The Applicant may need to prepare a stormwater mitigation plan 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.

Adam R. Kaufman, AICP  
Director of Planning