



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: Two level wood deck
Street Location: 17 WILLIAM ST
Zoning District: R-1/2A Tax ID: 123.05-1-42 Application No.: 2021-0988
RPRC DECISION: RPRC - Requires ZBA
Date: 10/19/2021

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 Applicant is proposing a new deck at the rear and side of the house. The proposed deck is located 16 feet from the rear lot line where 30 feet is required. The Applicant will need to obtain a front yard variance from the Zoning Board of Appeals.
- The Building Department should confirm that the proposed lower deck would be considered a terrace/patio that only requires a five foot setback from adjacent property lines.
- The site plan does not appear to reflect all existing structures. It appears that there is a shed attached to the existing garage and a detached shed located nearby that is not depicted on the site plan. The site plan should be revised to depict all structures on the property and the gross land coverage calculations worksheet and backup data should also be updated, as necessary.

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