



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: Expand patio and porch

Street Location: 26 SMITH FARM RD

Zoning District: R-2A Tax ID: 102.02-1-37 Application No.: 2021-1019

RPRC DECISION: RPRC - Requires ZBA

Date: 11/02/2021

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 proposed deck expansion does not meet the minimum required 25 foot setback (lot is in a Conservation Subdivision where the R-1A Zoning Setbacks are required) as only 22 feet is provided. The Applicant will need to seek a variance from the Zoning Board of Appeals.
- The site plan shall note that the lot is part of the Castlebrook Conservation Subdivision where the R-1A Zoning provisions are applicable.
- The site plan shall be revised to clearly depict the extent of the proposed deck (and stairs).
- The site plan shall be revised to depict any proposed regrading.
- The site plan shall be revised to dimension the deck to surrounding property lines.
- The GLC backup exhibit should be revised to include the proposed deck (1B).
- The GLC Worksheet depicts 7,125 square feet; however the backup data states 9,623 square feet and totaling 1A-3B yields 6,452 square feet. The gross land coverage information needs to be coordinated and corrected.

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