



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: Rear Porch
Street Location: 10 DELLWOOD FARM WAY
Zoning District: R-2A Tax ID: 101.01-1-1.5 Application No.: 2021-1040
RPRC DECISION: RPRC - Submit to Building Department
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 Applicant shall prepare a site plan prepared by a registered architect or professional engineer depicting the proposed location, use and design of all buildings and structures. The site plan should also depict the location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences as well as the location of water supply and sewage disposal. Furthermore, the site plan should depict the Hammond Ridge Subdivision Clearing and Grading Limit Line as well as the location of easement depicted on the plat map.
- The site plan should include a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District.
- The site plan should be revised to include a note stating that Town-regulated tree removal is not proposed.
- The Applicant should submit gross floor area and gross land coverage (it appears that rear patio and walkway installed without approval) worksheets and backup data.
- The Building Department should determine whether additional stormwater mitigation associated with the rear patio and walkway is required.

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.