



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: Install new 30' x 18' composite deck with vinyl railings
Street Location: 4 YALE PL
Zoning District: R-2A Tax ID: 108.04-1-43 Application No.: 2021-0991
RPRC DECISION: RPRC - Requires Admin Wetlands Permit
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 site plan contains a State and Local wetlands. The site plan should be revised to depict the location of the wetland and 100-foot adjacent area. The proposed deck appears to require the issuance of a wetlands permit. The administrative wetlands permit shall be reviewed by the Town Engineer.
- A NYSDEC wetlands permit is also likely to be required.
- The site plan should be revised to include a zoning conformance table.
- The site plan should be revised to dimension the proposed deck to adjacent property lines.
- The gross land coverage backup exhibit includes shed labeled both "proposed shed" and "existing shed;" since the shed exists the "proposed shed" note should be removed.
- The submitted plot plan/site plan is very difficult to read. A higher quality plan should be submitted.
- The submitted site plan depicts the shed labeled as proposed; since the shed exists, the note should be removed.
- The GLC Worksheet totals 5,826 s.f, but the GLC backup exhibit totals 5,763 s.f. The Applicant should revise the worksheet and/or the backup exhibit to address this discrepancy.

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.