



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
Street Location: 23 HILLANDALE AVE
Zoning District: R-2F Tax ID: 122.12-4-18 Application No.: 2021-1181
RPRC DECISION: RPRC - Requires ZBA
Date: 12/21/2021

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 wood or composite privacy boards shall be white in color.
- The proposed stairs must meet the minimum required six foot side yard and 15 foot rear yard setback. The site plan should depict the building envelope and dimension the proposed stairs to adjacent property lines. If the stairs don't meet the required setbacks, the Applicant will need to obtain a variance from the Zoning Board of Appeals.
- The submitted gross land coverage calculations worksheet does not appear to include the proposed deck stairs (worksheet indicates no new land coverage). The worksheet should be revised. If new stairs are the same sq. ft. as existing, revise worksheet to include a negative existing (to be removed) and indicate the size of the new stairs in the proposed entry on line 7.

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