



# 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: Shed 10x16  
Street Location: 17 ORCHARD DR  
Zoning District: R-10 Tax ID: 108.01-6-74 Application No.: 2022-0806  
RPRC DECISION: RPRC - Requires ZBA  
Date: 10/18/2022

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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:

- In the R-10 Zoning District, the rear yard setback for a shed under 800 square feet is 15 feet. The shed shall be relocated to meet the minimum required rear yard setback or the Applicant will need to seek a variance from the Zoning Board of Appeals.
- The Applicant shall coordinate with the Building Department to confirm that commercial uses are not occurring on the property. Specifically, the Applicant shall confirm that the proposed shed will be an accessory use to the existing home.
- The Applicant should submit a gross floor area calculations worksheet. The Applicant can utilize gross floor area from the Assessor's card in an effort to minimize the calculations needed to complete the worksheet.
- The applicant shall address stormwater from the roof of the shed to ensure that it does not impact the neighboring properties.

**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 blasting or rock chipping is proposed, a permit pursuant to Chapter 122 is required.**

If you would like to further discuss this matter, please do not hesitate to contact the Building Department.