



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: 22 GENERAL HEATH AVE

Zoning District: R-5 Tax ID: 122.16-3-59 Application No.: 2022-0988

RPRC DECISION: RPRC - Submit to Building Department

Date: 02/07/2023

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 size of the proposed off-street parking spaces should be dimensioned on the plan.
- The site plan should include a zoning conformance chart identifying the minimum setback requirements in the R-5 Zoning District, the distance of the new deck to those property lines and indicate whether the new deck complies with the minimum zoning setback requirements.
- The Applicant will need to submit a gross land coverage calculation worksheet and backup data for review. If the proposed amount of gross land coverage exceeds the maximum permitted amount, the Applicant will be required to obtain a variance from the Zoning Board of Appeals.
- The gross land coverage calculations backup should include the percentage of the grasscrete paver system counted toward gross land coverage. A detail/exhibit should be submitted that demonstrates the percentage of the paver that is open space if less than 100% of the area is proposed as land coverage.

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.