



# TOWN OF NORTH CASTLE

WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625  
Fax: (914) 273-3554  
www.northcastleny.com

## RPRC DETERMINATION LETTER

Project Description: demo 2 decks, 25'x 15' and Juliet balcony 6'x18' and install 2 new decks, 25'x15' and juliet balcony 6'x18' to code, in timber tek decking and matching composite railings plus 2 stair cases and 2 gates

Street Location: 63 OVERLOOK RD N

Zoning District: R-10 Tax ID: 122.08-2-37 Application No.: 2023-0544

RPRC DECISION: RPRC - Requires ZBA

Date: 09/19/2023

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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:

- The proposed new deck does not meet the minimum required rear yard setback of 30 feet. The Applicant will need to secure a variance from the Zoning Board of Appeals.
- Based upon the submitted gross floor area worksheet 6,353 s.f. of gross land coverage is proposed (not 6,377 s.f.). The maximum permitted amount of land coverage is 5,650 s.f.. The Applicant will need to obtain a 703 s.f. GLC variance from the Zoning Board of Appeals.
- The Applicant should submit gross land coverage backup data for review.
- The Applicant should submit a rear elevation of the house with the proposed decks for review.
- The applicant should provide details regarding the proposed foundation for the deck, or explain if existing foundations will be utilized.

**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.