



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: Alterations to an existing storage shed accessory structure. Shed will be converted to habitable space to include work and exercise area, plus storage closet. Project includes new windows and doors.

Street Location: 7 SPRUCE HILL RD

Zoning District: R-1A Tax ID: 101.04-2-60 Application No.: 2023-0753

RPRC DECISION: RPRC - Requires ZBA

Date: 10/17/2023

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 existing shed does not meet the minimum required side yard setback for an accessory structure. 12.3 feet is provided where 12.5 feet is required. The Applicant should confirm that the setback depicted is accurate. If so, the Applicant should relocate the shed to meet the minimum required side yard setback or seek a variance from the Zoning Board of Appeals.
- The Applicant will need to demonstrate, to the satisfaction of the Building Department, that the proposed office meets the minimum requirements of the New York State Uniform Fire Prevention and Building Code (the Uniform Code) and the State Energy Conservation Construction Code (the Energy Code).

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.