



# 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: Proposed kitchen expansion over existing deck terrace. Plus the removal of 20 Town-regulated trees.

Street Location: 11 BLAIR RD

Zoning District: R-2A Tax ID: 101.04-1-24 Application No.: 2023-0797

RPRC DECISION: RPRC - Submit to Building Department

Date: 11/07/2023

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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 Applicant amended the application to remove 20 Town-regulated trees at the rear of the house in an effort to create a larger rear yard. The site plan should be revised to depict the location of the proposed trees to be removed. It is recommended that a few specimen trees be proposed in appropriate locations as mitigation. The Applicant should provide an arborist report that addresses the health condition of the trees.
- The Applicant should indicate whether any regrading is proposed for the rear yard. If no regrading is proposed, a note indicating such should be added to the plan. If regrading is proposed, existing and proposed topography should be added to the plan. It is noted that if fill is proposed to be imported into the site, the Applicant will need to obtain a fill permit from the Building Department.
- The Applicant should submit a gross land coverage backup exhibit for review. The elevations should be revised to depict proposed building height.
- The site plan depicts the neighbor's wire fence and PVC fence on the subject property. The site plan should be revised to include a note indicating the disposition of this fence (is it to remain or be relocated or removed).
- The plan shall illustrate the location of the existing well.

- The applicant should connect the roof runoff from the proposed kitchen addition into the existing drywells located within the rear yard.

**At this time, you must submit a hard copy of revised plans addressing the above issues, this determination letter and a completed building permit application directly to the North Castle Building Department as well as directly to the Town Engineer. 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.

Adam R. Kaufman, AICP  
Director of Planning