



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: Portico/Covered Porch/Dormer
Street Location: 4 NICHOLS RD
Zoning District: R-1A Tax ID: 108.03-2-3 Application No.: 2021-0277
RPRC DECISION: RPRC - Submit to Building Department
Date: 04/20/2021

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 plans shall be revised to address proposed house color and materials. In addition, the Applicant shall revise the front elevation roof between the new dormer and proposed porch to the satisfaction of the RPRC ARB representative.
- The County GIS depicts hydric soil on this property and a stream at the rear. The site plan shall depict the Town-regulated wetland and the 100-foot buffer. The Town Engineer shall confirm the wetland boundary
- and determine whether a wetlands permit is required. If a wetlands permit is required, the permit shall be processed administratively.
- The proposed front portico front steps are located in the front yard setback. Section 355-15.C of the Town Code permits steps to intrude up to 3 feet into the front yard setback. It is not clear from the plans whether the proposed steps comply with the Town Code. The site plan shall dimension the last step location to the front lot line. The steps can't be closer than 47' to the front lot line.
- The Applicant shall submit GFA and GLC backup information for review.
- The submitted elevations should depict proposed Building Height (average grade to roof midpoint – should be labeled and identified).
- The submitted elevations should depict Maximum Exterior Wall Height (lowest grade to roof midpoint – should be labeled and identified).

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

Adam R. Kaufman, AICP
Director of Planning