



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: ONE STORY ADDITION AND COVERED PORCH
Street Location: 11 MARYLAND AVE
Zoning District: R-1A Tax ID: 108.01-3-35 Application No.: 2021-0879
RPRC DECISION: RPRC - Requires ZBA
Date: 09/21/2021

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 site plan should be revised to depict the dimensions of the proposed driveway. It is noted that the driveway must be large enough to accommodate two 9' x 18' foot parking spaces.
- It appears that the proposed GLC is 2,989 on the worksheet not 3,373. However, the Building Coverage Summary states 3,319 square feet and the backup depicts 3,373 square feet. The Worksheet, Summary and backup should be revised to be consistent. Based upon the 3,373 square feet backup exhibit, a GLC variance is required to be issued by the ZBA.
- The proposed house addition does not meet the minimum required front yard setback. The Applicant will need to secure a variance from the ZBA.
- The proposed addition does not meet the side yard setback. The Applicant will need to secure a variance from the ZBA.
- The proposed covered porch does not meet the side yard setback. The Applicant will need to secure a variance from the ZBA.
- The existing shed at the rear yard does not meet the minimum required rear and side yard setbacks. The Applicant shall demonstrate that a CO has been previously issued by the Building Department.
- A GFA backup exhibit should be submitted for review.
- The applicant shall address proper discharge of roof runoff without impact to neighboring properties.

- Although the proposed addition is labeled as a home office, the full bath with shower and walk-in closet indicates that the area could be used as a bedroom in the future. The application shall be referred to the Westchester County Department of Health (WCHD) for their confirmation of the home office designation or whether modifications or upgrades to the existing septic system are required.
- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well have been maintained.
- The plan shall illustrate the roof drain and drainage pipe connections on the site plan. Include the size, slope and material. Provide outlet protection details.
- The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, construction sequence, etc. Provide details.
- The plan proposes disturbance within the area of a locally regulated 100-foot wetland buffer. The applicant shall illustrate the local wetland boundary and regulate 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field. The wetlands permit shall require Town Engineer administrative review.

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