



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: New entry into basement and laundry room
Street Location: 49 BYRAM RIDGE RD
Zoning District: R-1A Tax ID: 101.03-3-23 Application No.: 2021-0699
RPRC DECISION: RPRC - Submit to Building Department
Date: 10/05/2021

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 remove the proposed "future pool site" since the pool is not proposed at this time and it does not comply with the minimum setback requirements of the Town Code.
- The site plan should depict the location of the proposed basement stairs.
- The site plan makes reference to a new pergola. The site plan should be revised to depict the location of the proposed pergola.
- The pergola, landing and stairs will need to comply with setback requirements in the R-1A Zoning District. A zoning conformance chart should be added to the plan. In addition, the dimensions of the new construction to adjacent property lines should be depicted on the site plan.
- A gross land coverage calculations backup exhibit should be submitted for 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.