



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 front porch

Street Location: 4 BONNIE HILL LN

Zoning District: R-2A Tax ID: 95.03-1-46 Application No.: 2021-0982

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 10/19/2021

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 Applicant will need to submit a site plan depicting the location of the proposed front porch. The site plan should contain a zoning conformance table, depict the required yard setbacks, as well as dimension the proposed porch to adjacent property lines. Based upon a review of the lot, it appears that the porch does not meet the front yard setback adjacent to Bonnie Hill Lane.
- The Applicant will need to submit a gross floor area calculations worksheet and backup exhibit for review. It is noted that the floor area for the proposed porch must be included in the gross floor area calculations since the porch is covered and is capable of being enclosed.
- The Applicant will need to submit a gross land coverage calculations worksheet and backup exhibit for review. The new porch land coverage must be included in the gross land coverage calculations worksheet as the porch represents new gross land coverage.
- The plan shall demonstrate that all required separation distances to the existing septic system and septic tank and drilled well have been maintained.
- The applicant should clarify additional increase in impervious surfaces. If the increase is in excess of 250 s.f., mitigation of stormwater is required.
- The plan proposes disturbances within the locally-regulated 100-foot wetland buffer. A local Building Department Wetland Administrative Permit is required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan.

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