



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: Addition
Street Location: 182 BYRAM LAKE RD
Zoning District: R-2A Tax ID: 101.02-1-24 Application No.: 2021-1119
RPRC DECISION: RPRC - Submit to Building Department
Date: 12/21/2021

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 all existing and proposed structures and land coverage (e.g. tennis court, walkways, patio, etc.)
- The gross floor area worksheet should be revised so that line 10 is 5,162 square feet, the sum of line 3 through 9.
- The gross land coverage worksheet shall be revised so that line 3 is 92.5 feet (house setback – 50 foot front yard setback); line 7 is 887 square feet and line 13 is 16,125 square feet.
- The elevations should be revised to depict Building Height (average grade to roof midpoint) and Maximum Exterior Wall Height (lowest grade to roof midpoint).
- The Applicant shall provide a gross land coverage backup exhibit for review.
- The plans state that the proposed addition is located 175 feet from an interstate highway; one foot closer than the existing house. However, based upon the site plan, it appears that the existing dining room is located closer to the interstate than the proposed addition. Therefore, a variance from this section does not appear to be required since the non-conformity is not proposed to be exacerbated. The Zoning Table should be revised.
- The plans reflect an existing septic system area and a repaired septic area. The applicant should explain whether the repair was performed or is proposed and whether the Westchester County Department of Health (WCHD) conducted a review.

- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for review of the proposed bedroom count and/or additional floor area and whether modifications or upgrades to the existing septic system are required.
- The project would increase impervious surfaces area on the site by approximately 170 s.f. Stormwater treatment of this slight increase is not a requirement. The applicant should, however, show how and where the roof runoff from the residence is discharged.
- Watercourses are present within the front and rear of the property. It appears the proposed work is in excess of 100 feet from each watercourse.

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