



# 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 kitchen - kitchen bump out back wall to increase kitchen by 110sf.  
Street Location: 4 PIONEER TRL  
Zoning District: R-2A Tax ID: 101.01-2-47 Application No.: 2023-0273  
RPRC DECISION: RPRC - Requires Admin Wetlands Permit  
Date: 04/04/2023

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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 submitted site plan should be revised to depict all property lines.
- The submitted site plan does not appear to depict existing conditions. Specifically, the site plan does not depict the location of the existing deck located at the side of the house. In addition, the deck should be include in the submitted gross land coverage calculations worksheet and backup data exhibit.
- The submitted site plan should be revised to depict the distance from the proposed addition and deck to property lines.
- The submitted site plan should be revised to include a zoning conformance chart.
- The Applicant should submit a gross land coverage backup exhibit for review.
- The Applicant should submit a gross floor area backup exhibit for review.
- Application appears to result in ground disturbance within the 100 foot wetland buffer of a local wetland (watercourse). A local administrative Wetland Permit will be required. The applicant should prepare a local Wetland Permit application with mitigation of the buffer disturbance.
- The proposed addition will result in 110 s.f. of new impervious surfaces. Since the increase in impervious surface is less than 250 s.f., stormwater mitigation is not required. Please connect the roof leaders to the existing drainage system.

- The applicant should provide silt fence down-gradient of the proposed disturbances.

**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 blasting or rock chipping is proposed, a permit pursuant to Chapter 122 is required.**

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