



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 RETURN LETTER

Application Number: 2023-0513

Street Location: 19 MARYLAND AVE

Zoning District: R-1A Property Acreage: 0.13 Tax ID: 108.01-3-31

RPRC DECISION: HELD OVER

Date: 07/05/2023

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 5, 2023.

The Committee determined that given the submitted plans, additional information is required to be reviewed prior to a decision of the RPRC.

The following issues should be addressed at this time:

- The submitted plan must contain the seal and signature of the plan preparer.
- The Applicant should submit proposed elevations of the proposed porch and steps for review.
- The submitted plan should be revised to contain a zoning conformance table depicting that the proposed porch meets the minimum setbacks of the R-1A Zoning District (front yard, side yard). It is not clear whether the proposed porch meets the 50 foot front yard setback and 25 foot side yard setback. The submitted plan should depict the R-1A yard setbacks.
- The proposed work appears to be located within the 100 foot buffer of a local wetlands situated within the rear of the parcel. The application does not clarify the type of foundation proposed to support the new porch or whether the porch will be supported on posts. Regardless, the disturbance of the ground surface will be minimal. The applicant may require an Administrative Wetland Permit, if it is determined that the work is within the buffer. Considering the minor disturbance, I would recommend that the applicant not be required to delineate the wetland boundary, but instead meet with the Town Wetland Consultant on-site, come to an agreement on the general boundary and illustrate the boundary line and buffer on the Site Plan.
- The proposed increase in impervious area is less than 250 s.f. and therefore, does not require mitigation of stormwater.
- Please note on the plans that any proposed roof leaders be connected to the existing roof drainage system.

Please submit revised plans addressing the above issues to the RPRC. If revised plans will not be submitted, please contact my office so that the RPRC can reconvene and conclude the review process.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3542.