



# 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: Demo front entrance, porch and platform. Construct new front entrance addition

Street Location: 2 BYRAM RIDGE RD S

Zoning District: R-1A Tax ID: 108.01-2-19 Application No.: 2023-0514

RPRC DECISION: RPRC - Submit to Building Department

Date: 07/05/2023

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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 proposed deck at the base of the porch is considered a structure and must meet the front yard setback of 30 feet. The deck should be revised to comply with the Town Code or the Applicant must obtain a variance from the Zoning Board of Appeals. In the alternative, the Applicant could construct a retaining wall and patio (rather than a deck) in this location that would be zoning compliant. Patios are permitted to be constructed within 5 feet of a property line.
- The proposed increase in impervious surface 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.
- The proposed improvements will result in a minor disturbance of the ground surface adjacent to the improvements. Please note on the plans to provide a row of silt fence directly below the proposed disturbance and to re-establish a stabilized ground surface upon completion of
- earthwork.

**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.