



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: Second story addition
Street Location: 4 SUNRISE DR
Zoning District: R-2A Tax ID: 100.04-2-44 Application No.: 2023-0535
RPRC DECISION: RPRC - Requires ZBA
Date: 07/18/2023

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 Building Department reviewed the plans and it appears that the proposed plan creates an accessory apartment. The Building Department will need to review the plans to ensure that a dwelling unit/accessory apartment is not proposed.
- The submitted Floor Area Calculations Worksheet is not correct. The proposed amount of floor area is 11,133 s.f. The proposed floor area is not permitted. The Applicant will need to seek a 124 s.f. variance from the Zoning Board of Appeals. In the alternative, the Applicant can submit additional information to the Building Department demonstrating that a variance is not required.
- The submitted Gross Land Coverage depicts a land coverage in excess of the maximum amount permitted. The Applicant will need to seek a 7,248 s.f. variance from the Zoning Board of Appeals.
- The plans should be revised to depict proposed Building Height and Max. Ext. Wall Height.
- The application will include new living space with adjacent full bath and closets. The application should be referred to the Westchester County Department of Health (WCHD) for review and determination whether septic upgrades are required.
- The roof leaders should be connected to the existing roof drainage system.

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.