



# 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 covered porches on front and rear of home and new sun room.  
Street Location: 16 BIRCH GROVE DR  
Zoning District: R-2A Tax ID: 101.04-1-20 Application No.: 2023-0609  
RPRC DECISION: RPRC - Submit to Building Department  
Date: 08/15/2023

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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 gross land coverage worksheet and backup exhibit do not appear to depict existing conditions. Specifically, the gross land coverage backup exhibit does not include the existing front walkway, existing driveway configuration (bump out), path to rear yard and existing shed.
- The submitted gross floor area worksheet and backup exhibit do not appear to depict existing conditions. Specifically, the backup exhibit does not include the existing shed.
- The plans depict a new roof with increased pitch. The submitted elevations should depict proposed Building Height and Max. Exterior Wall Height.
- The site plan should be revised to include a zoning conformance chart.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access and silt fence. Provide details.
- The applicant should provide a table which illustrates the area of new impervious surfaces and the area of new impervious surfaces which are replacing existing impervious surfaces to arrive at a net increase in impervious surface. If the increase in impervious surface exceeds 250 s.f., the applicant will need to mitigate stormwater runoff for all storm events through the 25-year, 24-hour design event. If new impervious surface is less than 250 s.f., no mitigation is required, please illustrate on the plan piping and discharge of the roof runoff from the new surfaces.

**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