



# 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: Portico and Exterior Changes  
Street Location: 86 BYRAM RIDGE RD  
Zoning District: R-1A Tax ID: 101.01-2-64 Application No.: 2023-0882  
RPRC DECISION: RPRC - Requires ZBA  
Date: 12/19/2023

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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 Applicant shall submit a site plan depicting the location of the proposed portico. It appears that the portico would not meet the minimum required front yard setback as the existing house is 51 feet from the front lot line.
- The Applicant shall submit an updated gross floor area calculations worksheet (and backup exhibit) that includes the proposed portico for review.
- The Applicant shall submit an updated gross land coverage calculations worksheet (and backup exhibit) that includes the proposed portico for review.

**At this time, you must submit a hard copy of revised plans addressing the above issues, this determination letter and a completed building permit application directly to the North Castle Building Department as well as directly to the Town Engineer. 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