



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: Detached Carport

Street Location: 7 NILES AVE

Zoning District: R-5 Tax ID: 108.01-4-27 Application No.: 2024-0057

RPRC DECISION: RPRC - Requires ZBA

Date: 02/20/2024

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Zoning Board of Appeals approval of the proposed project is **REQUIRED**.

In addition, the following issues will need to be addressed prior to the issuance of a building permit:

- The proposed carport is located five feet from the rear property line and does not meet the 7.5 foot required rear yard setback. The carport should be relocated or a variance from the ZBA shall be secured.
- The proposed carport is located four feet from the side property line and meets the 4 foot required side yard setback (one side). The carport should be relocated or a variance from the ZBA shall be secured.
- The site plan depicts a shed that does not meet the minimum required side and rear yard setbacks. The Applicant shall demonstrate, to the satisfaction of the Building Department, that this structure has been issued all required permits. If not, the structure should be relocated to meet the minimum required setbacks or a variance from the ZBA shall be secured.
- The location of the septic system should be depicted on the plans. It is not clear whether the carport would interfere with the existing fields or would need to be protected during construction. The applicant should include on the Site Plan the location of the existing septic, septic expansion area and domestic well. The applicant should confirm setbacks are being met between the driveway and carport and septic and well.
- A gross land coverage backup exhibit shall be submitted for review.
- It appears that existing vegetation may be impacted by the proposed asphalt addition adjacent to 5 Niles. The site plan shall be revised to depict the location of the existing screening and adequate protection measures shall be implemented. If vegetation can't survive, new screening planting along the property line shall be installed.

- The site plan should be revised to depict any proposed tree removal. If none is proposed, a note stating such should be added to the plan.
- The applicant shall provide a table outlining the new impervious surfaces and existing impervious surfaces to be removed. If the net impervious surface exceeds 250 s.f., the applicant will need to provide stormwater mitigation.

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