



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 Name: GISMONDI - PORCH ADDITION
Street Location: 11 WILLIAM ST
Zoning District: R-1/2A Property Acreage: 0.40 Tax ID: 123.05-1-45
RPRC DECISION: ☐ Requires Planning Board Review ☐ Requires Architectural Review Board
☐ Requires Conservation Board ☐ Requires Zoning Board of Appeals
☒ Submit to Building Department ☐ Requires Admin Wetlands Permit
Date: February 21, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 21, 2017.

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 GLC Worksheet identifies 100 square feet of new land coverage. However, the plans seem to depict the enclosure of the existing porch (no new porch construction). If so, then no new Gross Land Coverage is proposed. If no GLC is proposed, this worksheet is not required.
- The GFA Worksheet identifies 100 square feet of new gross floor area. However, the plans seem to depict the enclosure of the existing porch (no new porch construction and existing porch areas are already considered floor area). If so, then no new floor area is proposed. If no GFA is proposed, this worksheet is not required.
- All submitted plans shall be signed and sealed by a licensed NYS professional.
- The submitted building permit application identifies Mr. Gismondi's License as #17589. It is noted that the NYSED website does not indicate that such license number exists. The building permit application will need to be revised to provide Mr. Gismondi's correct license number.
- The GLC Worksheet shall be signed and sealed by a licensed NYS professional, if required.
- The GFA Worksheet shall be signed and sealed by a licensed NYS professional, if required.
- The GLC and GFA Worksheets do not appear to account for all of the existing accessory structures (shed, garage). The worksheets should be updated, if required.
- Submission of GLC and GFA worksheet backup data, if required.

At this time you may coordinate directly with the North Castle Building Department. **DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.**

If you would like to further discuss this matter, please do not hesitate to contact the Building Department.