



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: NICODEMUS - PORCH ADDITION

Street Location: 505 BEDFORD RD

Zoning District: R-2A Property Acreage: 0.34 Tax ID: 101.04-2-38

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: September 17, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on September 17, 2019.

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 should submit a site plan depicting the location of all existing and proposed improvements.
- The Applicant should submit a site plan that contains a zoning conformance table.
- The Applicant will need to demonstrate, to the satisfaction of the Building Department, that the front porch is not a new structure as the porch may not meet the minimum front yard setback requirement.
- The Applicant should submit a site plan that depicts the location of the adjacent NYSDEC wetland. In addition, the plan should depict the location of the 100-foot regulated adjacent area. The Applicant may need to obtain a wetlands permit from the NYSDEC and the Town of North Castle for the proposed rear porch.
- The Applicant should submit gross land coverage and gross floor area calculations worksheets and backup information for review.

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.