



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Description: Legalization of two family house
Street Location: 16 INTERVALE AVE
Zoning District: R-2F Tax ID: 122.08-1-28 Application No.: 2021-0768
RPRC DECISION: RPRC - Requires ZBA
Date: 08/17/2021

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 calculated GLC and GFA maximums are not correct. However, if the existing amount of GFA and GLC was previously issued permits and no new GLC or GFA is proposed, the existing condition should be a legal non-conformity. See chart at end for additional detail.
- A two family house requires the provision of four independently accessible off-street parking spaces (two for each dwelling). The proposed site plan depicts only two accessible off-street parking spaces. The site plan will need to be revised or the Applicant will need seek a variance from the Zoning Board of Appeals.

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

Adam R. Kaufman, AICP
Director of Planning

Floor Area and Gross Land Coverage Worksheet

16 Intervale

FAR

Lot Area Acres	0.114784	5000 s.f.	Use Net Lot Area for Lots Created after 12/13/06	
First Floor FA	1309			
Second Floor FA	778.38		FAR	
Garage FA	265.66			
Porch FA			Amount Below Maximum	-716.41
Basement FA	863.37			
Attic FA				
Accessory Buildings	0			
Proposed FAR	3216.41			
Max Permitted FAR	2500			
Permit Status	NON COMPLIANT			

Coverage

Principal Building	1391.8			
Accessory Buildings				
Decks				
Porches	53.68		GLC	
Driveway, parking areas, walkways	1544.88			
Terraces	71.17		Amount Below Maximum	-529.83
Tennis courts, pools, mechanical equipment				
All other structures				
Total Coverage Proposed	3061.53			
Max Permitted Gross Land Coverage	2531.7			
Permit Status	NON COMPLIANT			
House Setback Beyond Min Front Yard Req	3.17			