



# 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: House Addition

Street Location: 69 JAMES ST

Zoning District: R-1/2A Tax ID: 123.05-1-21 Application No.: 2021-0765

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 site plan depicts William as the front lot line. It is noted, however, that James Street is a side yard that requires a front yard setback (as a corner lot). Therefore, the side lot line fronting James Street is required to have a 40 foot side yard (same as the front yard) where 12 feet is provided; the Applicant will require a variance from the Zoning Board of Appeals.
- The Applicant will also need to obtain a rear yard variance 20 feet provided where 30 feet is required and another side yard variance where 7.32 feet is provided and 20 feet is required.
- The Applicant is proposing Building Coverage of 23.62 where the maximum permitted amount is 15. The Applicant will need to seek a variance from the Zoning Board of Appeals.
- The Applicant should submit gross land coverage and gross floor area backup exhibits for review.
- Plan will need to address collection, mitigation and discharge of stormwater for proposed addition.
- Plan shall show location of existing sanitary sewage pump, tanks and service lines.
- Plan shall show the location of the water service/existing wells.
- Plan shall show proposed regrading.

**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.