



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: Attached 3 car garage under 1,000 sq ft.

Street Location: 3 PATRIOTS FARM CT

Zoning District: R-2A Tax ID: 102.03-2-13 Application No.: 2021-0838

RPRC DECISION: RPRC - Requires ZBA

Date: 09/21/2021

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**.

The following issues will need to be addressed prior to the issuance of a building permit:

- Pursuant to Section 355-58 of the Town Code, ... where a driveway courtyard is proposed on a lot containing a one-family dwelling, the nearest edge of such driveway courtyard shall not be located in a front yard unless it is set back from the front lot line a distance equal to that required for a principal building in the district in which such lot is located... The proposed driveway courtyard is not setback a minimum of 50 feet from the front property line. The site plan will need to be revised to comply with the Town Code or the Applicant will need to seek a variance from the Zoning Board of Appeals.
- The single family house is proposed to contain a private garage that contains six spaces (three bays existing, three bays proposed). Section 355-21 Permitted Accessory Uses Note 7 states, that private garages or carports for housing noncommercial passenger vehicles of residents, not exceeding 4 spaces is permitted. The proposed six bays exceed the maximum permitted amount. The Applicant will need to seek a variance from the Zoning Board of Appeals.
- The required gross land coverage backup exhibit should be submitted for review.
- The required gross floor area backup exhibit should be submitted for review.
- The applicant will need to perform deep and percolation soil testing for the proposed infiltration system, to be witnessed by the Town Engineer. Please contact the Town Engineer to schedule testing.
- New infiltration practices must comply with Westchester County Department of Health (WCHD) regulated setbacks from wells and septic systems.

- The applicant will need to show the existing and proposed stormwater collection and piping systems with proposed elevations.
- Please provide erosion control measures on the plan.
- Provide construction details for all proposed site improvements.
- Please provide wall details. Walls greater than four (4) feet in height shall be designed and certified by a New York State Professional Engineer.

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