



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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RPCR DETERMINATION LETTER

Project Description: Addition over 1,000 sq ft.
Street Location: 42 SARLES ST
Zoning District: R-2A Tax ID: 101.01-1-77 Application No.: 2021-1115
RPCR DECISION: RPCR - Submit to Building Department
Date: 12/07/2021

The above referenced application was reviewed by the Residential Project Review Committee (RPCR).

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 provide floor plans and elevations for all proposed structures to the satisfaction of the Building Department (e.g. gazebo or any other accessory structures). The gross land coverage and floor area worksheets shall be updated accordingly.
- The site contains multiple structures and uses, including multiple buildings noted as houses. Prior to the issuance of any new permits, the Building Department should determine whether all of the structures and uses are in conformance with the Town Code. It appears the property was constructed in the early 1900s and is a legal non-conforming use. Section 355-65.B of the Town Code states:

Nonconforming use of land. The nonconforming use of land may be continued; provided, however, that no such nonconforming use shall be enlarged, increased or intensified, nor shall it be extended to occupy a greater area of land than that occupied by such use at the time of the adoption of this chapter, unless specifically allowed by other provisions in this chapter, nor shall any such nonconforming use be moved in whole or in part to any other portion of the lot or parcel of land occupied by such nonconforming use at the time of the adoption of this chapter, provided further that if such nonconforming use of land, or any portion thereof, ceases for any reason for any continuous period of more than six months, or is changed to a conforming use, any future use of the land shall be in conformity with the provisions of this chapter. No nonconforming use of land shall be changed to another nonconforming use.

Based upon the above, it is not clear whether the proposed house modifications would be permitted.

- The Westchester County Health Department should determine whether the property has adequate sanitary facilities for all existing and proposed uses.
- The submitted elevations should be revised to depict Building Height and Maximum Exterior Wall Height.
- The plan shall illustrate the roof drain and drainage pipe connections on the site plan. Include the size, slope and material. Connect to existing drainage system, do not direct discharge to the adjacent neighboring properties.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, construction sequence, etc. Provide details.

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