



# 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: Legalization of an existing 2-family dwelling.  
Street Location: 62 NETHERMONT AVE  
Zoning District: R-2F Tax ID: 122.12-5-46 Application No.: 2021-1186  
RPRC DECISION: RPRC - Submit to Building Department  
Date: 01/04/2022

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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 submitted site plan should be revised to depict the location of the required four off-street parking spaces (two space for each dwelling). Each off-street parking space is required to be individually accessible (no stacking) and must be 9 feet wide by 18 feet long. Based upon the existing driveway configuration, it appears that the driveway may need to be expanded to accommodate the conversion to a two family house.
- The Applicant should submit floor plans for each dwelling to the satisfaction of the Building Department. Pursuant to Section 355-21 of the Town Code, the plans shall demonstrate that each dwelling is a minimum of 800 square feet.
- The submitted survey depicts a frame shed in the north-eastern corner of the lot. If over 64 square feet in size, the shed is required to be ½ the required distance to property lines of a principal dwelling. In the R-2F Zone, 3 feet (side) and 7.5 feet (rear) setbacks are required.

**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