



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: Motor Court

Street Location: 1 LEISURE FARM DR

Zoning District: R-1A Tax ID: 101.03-2-12 Application No.: 2022-0573

RPRC DECISION: RPRC - Requires ZBA

Date: 07/19/2022

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:

- Since the amount of gross land coverage exceeds the maximum permitted amount, the Zoning Board of Appeals will need to grant a 2,779 square foot gross land coverage variance.
- The existing 140 square foot shed does not meet the minimum required side yard setback. The shed should be relocated or removed.
- Provide stormwater mitigation design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
- It appears that the property is located within a 100-year FEMA Floodplain Zone AE (Elevation 379). Although no disturbances are proposed within the floodplain, the limits and elevation of each shall be illustrated on the plan. A Floodplain Development Permit will be required in accordance with Chapter 177 - Flood Damage Prevention of the Town Code.

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 blasting or rock chipping is proposed, a permit pursuant to Chapter 122 is required.

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