



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: Build a two car detached garage
Street Location: 16 CAREY DR
Zoning District: R-2A Tax ID: 102.02-1-6 Application No.: 2023-0211
RPRC DECISION: RPRC - Submit to Building Department
Date: 03/21/2023

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 Applicant should submit a gross floor area calculations worksheet and backup exhibit.
- The Applicant should submit a gross land coverage backup exhibit for review.
- The submitted elevations should depict proposed building height (average grade to roof midpoint). Based upon the elevations it appears that the structure would exceed 15 feet in height. If height is above 15 feet in height, a Planning Board special use permit would be required. However, if a special permit is required, the structure would not be permitted in the front yard (between main house and road). In that case, the new garage would need to be physically attached to the principal structure.
- The site plan should be revised to include a zoning conformance chart and depict all minimum setback lines.
- It appears that the Applicant would require a chipping permit from the Building Department to complete the project.
- The proposed garage is located adjacent to the previously approved catch basin and stormwater treatment system and the over the previously approved drainage pipe. Please provide plans which include existing and previously approved drainage facilities. Please show the relocation and/or modifications to the previously approved design.
- Please modify the previously approved drainage report and stormwater system design to accommodate treatment requirements for the proposed impervious surfaces.

- Please provide modifications to the previously approved driveway profile and site grading.
- Please provide modifications to the previously approved erosion and sediment control plan.

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.

Adam R. Kaufman, AICP
Director of Planning