



# 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 Name: GAETANO - Driveway  
Street Location: 12 GIFFORD LAKE DR  
Zoning District: R-2A Property Acreage: 2.19 Tax ID: 109.01-1-49.1  
RPRC DECISION: ☐ Requires Planning Board Review ☐ Requires Architectural Review Board  
☐ Requires Conservation Board ☐ Requires Zoning Board of Appeals  
☒ Submit to Building Department ☐ Requires Admin Wetlands Permit  
Date: April 7, 2016

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 5, 2016.

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 gross land coverage backup data.
- In addition, pursuant to Section 355-26.C(2) of the Town Code, the square footage of any gross land coverage on any lot containing a one- or two-family dwelling in a residence district, which land coverage is for the benefit of multiple lots (e.g., common portions of common driveways, subdivision stormwater basin access roads, etc.), shall be excluded in its entirety in the computation of the maximum permitted amount of gross development coverage. The square footage of any gross land coverage on any lot containing a one- or two-family dwelling, which improvement is solely for the benefit of a lot other than the lot upon which that gross land coverage has been constructed, shall be applied in its entirety to the computation of the maximum permitted gross land coverage of the lot which benefits from the improvement.

Based upon the above, it appears that the Gross Land Coverage Worksheet should be revised to eliminate the common drive. However, if the worksheet is correct, the Applicant will need to obtain a variance from the Zoning Board of Appeals.

At this time you may coordinate directly with 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