



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 Name: COHEN - ROOF MODIFICATION
Street Location: 16 GLENDALE AVE
Zoning District: R-10 Property Acreage: 0.23 Tax ID: 108.01-5-20
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: May 30, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 30, 2017.

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 proposed gross floor area exceeds the maximum permitted amount of gross floor area. The plans should be revised to comply with the Town Code. In the alternative, the Applicant will need to seek a variance from the Zoning Board of Appeals.
- The proposed rear dormer does not appear to meet the definition of a ½ story.
 - STORY, HALF -- A story with at least two opposite exterior sides meeting a sloping roof not more than two feet above the floor of such story.
- The Building Department will need to determine whether the proposed rear dormer complies with the 2 ½ story limitation in the R-10 Zoning District. If not, the Applicant will need to revise the plans or seek a variance from the Zoning Board of Appeals.
- The Applicant will need to submit a building height analysis to the satisfaction of the Building Department.
- The Applicant will need to submit Gross Floor Area backup information for review.

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