



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: SCHULTZ - Addition

Street Location: 24 ELIZABETH PL

Zoning District: R-1A Property Acreage: 1.07 Tax ID: 107.02-3-8

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 17, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 17, 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 proposed addition does not meet the minimum required rear yard setback. It is noted that Elizabeth Place is the only legal frontage provided for this lot. Pursuant to the Town Code, the lot line opposite the front lot line is considered the rear lot line. The plans will need to be revised to conform to the rear yard setback or a variance will need to be obtained from the Zoning Board of Appeals.
- The Zoning Analysis chart should be revised to state that the lot is within the R-1A Zoning District (not R-10). In addition, the Zoning Analysis should be revised as necessary to recalculate the side and rear lot line setbacks as described above.
- The site plan should be revised to depict the location of the existing septic system.
- The site plan should be revised to depict the location of the existing well.
- The Applicant should submit gross land coverage and gross floor area backup data for review.
- The Applicant should provide information regarding the number of bedrooms the existing septic system is approved for. The Building Department will need to determine whether the plans should be sent to the Westchester County Health Department for review of the adequacy of the existing septic system.
- The plan should show all required minimum yard setbacks.

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.