



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: 33 Reservoir Rd Home Office - Home Office
Street Location: 33 RESERVOIR RD
Zoning District: R-5 Property Acreage: 0.21 Tax ID: 122.16-4-21
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: September 5, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on August 22, 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:

-) Section 355-57 of the Town Code requires that home occupations provide “2 in addition to spaces required for the residential use, except that there shall be 4 for each medical or dental practitioner in addition to spaces required for the residential use.”

The property contains a two car garage and driveway. The Applicant will need to secure a two space parking variance from the Zoning Board of Appeals. In the alternative, the site plan can be revised to depict four off-street parking spaces.

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