



# 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: DIAZ - Addition

Street Location: 42 GROVE RD

Zoning District: R-5 Property Acreage: 0.23 Tax ID: 122.16-4-52

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 20, 2016

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on September 20, 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 site does not contain any off-street parking. Pursuant to Section 355-54 of the Town Code, all structures and land uses hereafter erected, enlarged, moved, created, changed in intensity or substantially altered shall be provided with the amount of off-street parking and loading space required by the terms of this article to meet the needs of persons occupying or using such structures or land.

The Applicant will need to obtain an off-street parking variance from the Zoning Board of Appeals.

- The submitted paperwork indicates the legalization of existing improvements. The plans should indicate which improvements are being sought for legalization.
- The Gross Floor Area Worksheet shall be revised to account for the existing and proposed second floor.

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.