



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: LEONCE - Addition
Street Location: 5 EMMALON AVE
Zoning District: R-2F Property Acreage: 0.11 Tax ID: 122.12-4-67
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

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

The Committee determined that Architectural Review Board approval of the proposed project is **REQUIRED**.

In addition, the following issues will need to be addressed prior to the issuance of a building permit:

- The Town's records indicate that the lot is 0.11 acres or 4,791 square feet. The submitted gross floor area calculations worksheet indicates a lot area of 5,008 square feet. The Applicant should submit a survey depicting the size of the property.
- The proposed amount of gross floor area based upon a 4,791 square foot lot exceeds the maximum permitted. In addition, the proposed amount of floor area based upon a 5,008 square foot lot also exceeds the maximum permitted. Therefore, the Applicant will need to seek a variance from the Zoning Board of Appeals.
- The Floor Area Calculations Worksheet should be revised to depict the correct maximum permitted amount of floor area – 2,681 square feet for a 5,008 square foot lot or 2,395 square feet for a 4,791 square foot lot.
- The Applicant should submit gross floor area backup information for review.
- The site plan should be revised to depict a Zoning Conformance Chart depicting the plan's conformance to Section 355-21 of the Town Code.

- The proposed second floor addition does not meet the minimum front yard setback requirement. The Applicant will need to secure 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