



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: PATEL - Addition
Street Location: 7 STONE HOLLOW WAY
Zoning District: R-2A Property Acreage: 2.00 Tax ID: 107.02-1-22
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: January 17, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on January 16, 2018.

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:

- J The proposed living quarters in the detached garage is not permitted pursuant to accessory use 7 in the R-2A Zoning District. "Private garages or carports for housing noncommercial passenger vehicles of residents, not exceeding 4 spaces. **There shall be no living quarters in a private garage.**" The Applicant will need to secure a variance for the proposed bedroom in the garage.
- J The site plan shall be revised to include a zoning conformance table to the satisfaction of the Town Planner.
- J The site plan shall be revised to depict the setback of the proposed deck from the rear property line to the satisfaction of the Town Planner.
- J The site plan shall be revised to depict the distance from the deck stairs to the side property line to the satisfaction of the Town Planner.
- J The Building Department shall determine whether the living space within the garage would be considered an accessory apartment. If so, the Applicant will need to obtain a Planning Board special use permit for the accessory apartment.
- J The water and sewer service to the proposed guest cottage should be shown.
- J The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- J The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for the bedroom count and/or additional floor area.

) Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.

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