



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: ROWAN - Garage
Street Location: 5 LYONS CT
Zoning District: R-2A Property Acreage: 2.04 Tax ID: 101.02-2-2
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: November 18, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on November 17, 2015.

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 Zoning Data chart on plan SP-1 shall be revised to indicate that the proposed height of the detached garage is 13 feet.
- The Zoning Data chart on plan SP-1 shall be revised to demonstrate that the proposed garage is less than 25% of the gross floor area of the principal dwelling. In this case, the garage is 600 square feet and the principal home is 4,092 square feet. Therefore, the garage is 14.7% of the principal building.
- Clarify the limits of the pavement.

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