



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: DALLAS - Addition

Street Location: 11 TROY LN

Zoning District: R-2A Property Acreage: 2.27 Tax ID: 102.01-2-72

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: October 2, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 2, 2019.

The Committee determined that given the proposed design of the house, a detailed review by the Architectural Review Board is warranted.

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

- The connection of the detached garage to the principal structure will create a situation where the principal structure will not meet the minimum side yard setback requirement. The plans shall be revised to eliminate the proposed non-conformity. In the alternative, the Applicant could seek a side yard setback variance from the Zoning Board of Appeals.
- The site plan should be revised to contain a zoning conformance table depicting the minimum requirements of the R-2A Zoning District and the plan's conformance with those requirements.
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for review of the proposed bedroom count and/or additional floor area and whether modifications or upgrades to the existing septic system are required.

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