



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 Description: Addition over existing garage

Street Location: 15 LAKEVIEW DR N

Zoning District: R-5 Tax ID: 122.16-4-16 Application No.: 2020-3191

RPRC DECISION: RPRC - Submit to Building Department

Date: 12/01/2020

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

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 existing concrete patio at the rear of the property does not meet the minimum requirements of Section 355-14.A of the Town Code which does not permit a terrace within 5 feet of a property line. The patio should be adjusted or the Applicant can seek a variance from the Zoning Board of Appeals.
- The Applicant should submit gross land coverage and gross floor area backup exhibits for review.

At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit application directly to 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