



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: STERLING RIDGE -
Street Location: 17 STERLING RD S
Zoning District: R-2A Property Acreage: 2.00 Tax ID: 108.04-1-9
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: May 17, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 17, 2016.

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 site plan shall be revised to depict the proposed porch expansion.
- Gross land coverage and gross floor area backup information shall be submitted for review.
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- The Building Department should review whether the proposed interior renovations require approval of the health department.
- The plans depict a large home office. The Applicant should confirm that a customary home occupation or professional person is not proposed. If so, the Applicant would need to seek approval for those uses.
- 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.
- Show all required minimum yard setbacks on the plan.
- The applicant should clarify if there is a proposed increase in impervious cover.
- If an increase in impervious cover will occur, provide stormwater mitigation and design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface. Provide details of the stormwater mitigation system.

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.