



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 Name: 18 STERLING RD LLC - New House Construction
Street Location: 18 STERLING RD S
Zoning District: R-2A Property Acreage: 2 Tax ID: 108.04-2-37
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 6, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 6, 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 site plan shall be revised to remove proposed future pool and tennis court.
- The proposed motorcourt does not appear to be large enough for a vehicle to easily maneuver. The motorcourt shall be increased in size, relocated or removed to the satisfaction of the Town Engineer.
- The Gross Land Coverage Calculations Worksheet shall be revised to remove the proposed future pool and tennis court.
- The Gross Land Coverage Calculations backup data shall be revised to remove the proposed future pool and tennis court.
- It is noted that the proposed future tennis court is significantly smaller than a regulation tennis court.
- The proposed tree removal on A-02 does not match tree removal depicted on C-1. The plans shall be coordinated.
- The proposed building height appears to exceed maximum permitted building height of 30 feet. The plans shall be revised to the satisfaction of the Building Department.

- The Applicant shall submit a building height and maximum exterior wall height exhibit for Building Department review.
- Sight distance at the proposed curbcut shall be depicted on site plan to the satisfaction of the Town Engineer.
- A Highway Department curbcut permit will be required to be secured prior to the issuance of a Building Permit.
- Provide construction details for all proposed site improvements, including, but not limited to, driveway, curbing, walkways, etc.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system and drilled well.
- Show the location of the existing utilities (well, septic, etc.) and note any utilities proposed to be removed or abandoned.
- The cobblestone apron must be a minimum of 5' from the edge of the Town road.

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