



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: PALMER HOLDINGS - New House Construction
Street Location: 8 STERLING RD N
Zoning District: R-2A Property Acreage: 2.00 Tax ID: 108.02-1-56
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: April 17, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 17, 2018.

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 lot currently does not have a significant amount of vegetation and some of the vegetation that remains appears overgrown. The Applicant shall prepare a comprehensive landscaping plan for the lot.
- The site plan shall be revised to demonstrate, to the satisfaction of the Town Engineer, that adequate sight distance is provided at the proposed driveway intersection with Seymore Place East.
- The Applicant shall provide a building height exhibit for review.
- The Applicant shall provide a maximum exterior wall height exhibit for review.
- The Applicant shall provide a gross floor area backup exhibit for review.
- The Applicant will need to obtain a curbcut permit from the Highway Department.
- All curb cuts should be 18 foot maximum.
- The applicant should consider additional drainage to collect the remainder of the entry drive.
- 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.
- The plans shall note and detail how the areas of pavement and curb removal will be restored.
- All trees 8 inches dbh or greater located within or 10 feet beyond the proposed limit of disturbance shall be shown on the plan. Indicate trees to be removed and/or protected.
- The drywell height should be coordinated between the plan and detail.

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.