



# 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: MATTIA - Addition  
Street Location: 6 STERLING RD N  
Zoning District: R-2A Property Acreage: 2 Tax ID: 108.02-1-47  
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: January 27, 2014

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on January 27, 2014.

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:

- Foundation is proposed to be enlarged to accommodate new window wells. A new access to the basement via a new stairwell is proposed in the rear yard. Applicant will need to submit site plan and prepare a Gross Land Coverage Calculations Worksheet for review.
- 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.
- The site plan shall show the entire property and required yard setbacks.
- The Building Department determine the need to refer the application to the Westchester County Department of Health (WCHD) for the bedroom count and/or additional floor area.
- We recommend that the applicant connect the proposed stairwell drain to the existing footing drain or other means to daylight.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.
- Building Department to determine whether third floor finishing would require sprinklers.
- Floor Area Worksheet indicates 7,744 square foot home while plans indicate 8,828 square foot home. The Applicant should explain the discrepancy.

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