



# 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: LEFKOWITZ - Deck

Street Location: 14 STERLING RD S

Zoning District: R-2A Property Acreage: 2.00 Tax ID: 108.04-2-39

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 2, 2019

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 2, 2019.

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 include a note stating that no planting shall be proposed in the Sterling Road South right-of-way.
- All tree removal within the Sterling Road South right-of-way shall require the approval of the North Castle Highway Department.
- The plans shall be prepared and signed/sealed by a New York State Licensed Professional Engineer or Registered Landscape Architect. The Design Professional shall provide all drawing title block information as required by the New York State Education Department.
- The plan shall include a Bulk Zoning Compliance Table and illustrate and dimension all required minimum yard setbacks.
- The plan shall clarify the limits of the proposed deck. Provide construction details.
- The plan shall illustrate the location of the existing septic system. Demonstrate that the minimum required Westchester County Department of Health setbacks to the proposed improvements are met.
- 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.
- If no trees are proposed to be removed by this project, the plan shall clearly state so.
- 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.
- Applicant should confirm with Town Engineer that proposed deck is located more than 100 feet from wetland.

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