



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 Description: EXPAND PATIO, PARTIAL ROOF OVER PATIO, BBQ.
Street Location: 10 STERLING RD N
Zoning District: R-2A Tax ID: 108.02-1-55 Application No.: 2023-0084
RPRC DECISION: RPRC - Submit to Building Department
Date: 02/07/2023

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

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 should be revised to note the hatched area is a proposed deck/covered patio.
- The site plan should be revised to depict the setbacks of the proposed deck/covered patio to adjacent property lines. The site plan should clearly depict that the deck/covered patio meets the side yard setback.
- The amount of the patio included in the Floor Area backup does not match the hatched area depicted on the site plan. The Applicant should submit separate floor area backup and gross land coverage backup exhibits to clarify.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system. The applicant may consider discharge of stormwater runoff from impervious surfaces to the Cultec mitigation system constructed for the previously built swimming pool project, if capacity is available.
- Please provide silt fence protection downgradient of the patio expansion.

At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit application directly to the North Castle Building Department. DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.

If blasting or rock chipping is proposed, a permit pursuant to Chapter 122 is required.