



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: MARGOLIN - Patio
Street Location: 62 WHIPPOORWILL RD
Zoning District: R-2A Property Acreage: 2.15 Tax ID: 107.02-2-48
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, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 5, 2016.

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 Building Department will need to confirm that the proposed pergola and terrace are separate and apart from the existing pool. This would allow the terrace and pergola to take advantage of the ½ setback for a structure less than 800 square feet.
- Plans shall be signed and sealed by the Design Professional.
- The applicant shall demonstrate that the previously approved infiltration system has the capacity to mitigate the increased impervious cover proposed in this application.
- 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.
- Existing and proposed topography shall be shown in the area of the proposed improvements.
- The proposed walkway shall be relocated to avoid the existing well.
- A walkway detail shall be provided.
- The previously issued Administrative Wetland Permit shall be amended to account for the additional buffer disturbance and impervious cover proposed in this application. Please submit a wetland mitigation plan that compensates for these increases.
- Provide details for the proposed pergola.
- Provide a landscape plan.

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.