



# 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: FONTAINE - PORTICO

Street Location: 91 WHIPPOORWILL RD E

Zoning District: R-1.5A

Property Acreage: 1.57

Tax ID: 107.02-2-37

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 22, 2015

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 20, 2015.

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 proposed pergola does not meet the minimum side yard setback of 30 feet in the R-1.5A Zoning District. The Applicant will need to obtain a variance from the ZBA.
- Both the pergola and portico may be located within the Town-regulated wetland setback. The Town Engineer will need to determine whether an administrative wetlands permit would be required.
- Submission of Floor Area Calculations Worksheet and backup data.
- Submission of Gross Land Coverage Worksheet backup data.

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