



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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RPCR DETERMINATION LETTER

Project Name: 58 WHIPPOORWILL ROAD EAST - Deck

Street Location: 58 WHIPPOORWILL RD E

Zoning District: R-10 Property Acreage: 0.17 Tax ID: 107.02-3-29

RPCR 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 23, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPCR) on January 22, 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:

- It appears that the existing driveway is not depicted correctly on the plan and that additional gross land coverage is associated with the driveway (it connects to Whippoorwill Road E). The plans and gross land coverage worksheet should be updated.
- The gross floor area calculations worksheet should be revised to indicate a total of 1,559 square feet.
- The site plan shall be revised to depict the removal of the existing tall vegetation between the driveway and Whippoorwill Road East.
- 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.
- Based on Westchester County GIS, it appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100 foot buffer on the plan for verification by the Town Wetland Consultant.

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.