



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 RETURN LETTER

Project Name: MESSINA - Addition
Street Location: 4 HUNTER AVE
Zoning District: R-5 Property Acreage: 0.21 Tax ID: 108.01-4-43
RPRC DECISION: ■ No Decision - Requires Return to RPRC
Date: May 17, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 17, 2016.

The Committee determined that given the submitted plans, additional information is required to be reviewed prior to a decision of the RPRC.

The following issues should be addressed at this time:

- **Obtain the required four-foot side yard variance from the ZBA.**
- The Applicant should submit updated proposed floor plans and elevations.
- The proposed off-street parking depiction does not meet the minimum requirements of the Town Code as two unobstructed spaces is not provided (i.e., car in garage can't get in or out of that space as the outside spaces blocks the garage. The plan will need to be revised.
- The proposed drainage improvements and soil stockpile should be included in the limit of disturbance.
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for the bedroom count and/or additional floor area.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.

Please submit revised plans addressing the above issues to the RPRC. If revised plans will not be submitted, please contact my office so that the RPRC can reconvene and conclude the review process.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3542.

Adam R. Kaufman, AICP
Director of Planning