



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: MESSINA - Addition
Street Location: 4 HUNTER AVE
Zoning District: R-5 Property Acreage: 0.21 Tax ID: 108.01-4-43
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: July 7, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 6, 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:

- It appears that the basement was finished with a bedroom and bathroom without permits. The Applicant will need to legalize the basement immediately with the Building Department.
- The Westchester County Health Department shall review the adequacy of the existing septic system.
- The site plan shall be revised to depict two off-street parking spaces. The plans depict the construction of a mudroom within a portion of the existing garage. The off-street parking spaces should provide for two unobstructed spaces either indoors or outdoors to the satisfaction of the Planning Department.
- Submission of gross floor area and gross land coverage backup data to the satisfaction of the Planning Department.
- 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.
- The applicant shall perform deep and percolation soil testing to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact the Town Engineer to schedule the testing.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The drainage shall be equipped with an overflow/surge protection system.
- Show the location of the existing septic system and demonstrate that all WCHD regulated setbacks between the septic system and infiltrators are complied with.

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