



# 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: KUCERA - Exterior Modification  
Street Location: 53 CUSTIS AVE  
Zoning District: R-2F Property Acreage: 0.14 Tax ID: 122.12-2-8  
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: August 10, 2016

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on August 9, 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 site plan shall be revised to depict the setback dimension from the wall to the property line.
- The Applicant shall provide a construction sequence to the satisfaction of the Town Engineer. If access from 120 Washington Avenue is required, the Applicant shall submit an easement agreement to the satisfaction of the Town Attorney for construction access.
- The submitted plans depict an existing post and rail fence located within the Custis Avenue ROW. The fence shall be relocated to be entirely on the Applicant's property.
- The Applicant shall submit documentation confirming that the house is a legal two-family home to the satisfaction of the Building Department.
- Additional retaining wall design information should be detailed, including, but not limited to, footing dimensions, wall thickness, horizontal wall spacing, etc.
- 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.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, guide rail, erosion controls, etc.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Clarify the drainage overflow discharge location.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.