



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

Telephone: (914) 273-3000 x 43  
Fax: (914) 273-3554  
www.nortcastleny.com

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

Section I- PROJECT

ADDRESS: 23 CUSTIS AVE, NORTH WHITE PLAINS, NY

Section III- DESCRIPTION OF WORK:

Clear Violation For Existing Fence

Section III- CONTACT INFORMATION:

APPLICANT: CHRIS & MICHELLE KALIAN  
ADDRESS: 41 BRETT LANE, BEDFORD NY 10506  
PHONE: 914-426-2323 MOBILE: \_\_\_\_\_ EMAIL: CHRIS@BCDPROPERTY.COM

PROPERTY OWNER: SAME

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROFESSIONAL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

Section IV- PROPERTY INFORMATION:

Zone: R-2F Tax ID (lot designation) 122-K-2.19



**Town of North Castle**  
**Residential Project Review Committee**  
17 Bedford Road Armonk, New York 10504  
(914) 273-3542 (914) 273-3554 (fax)

**RPRC COMPLETENESS REVIEW FORM**

*This form represents the standard requirements for a completeness review for all Residential Project Review Committee submissions. Failure to provide all of the information requested will result in a determination that the application is incomplete.*

Project Name on Plan: 23 Custis Ave - Permit for Existing Fence  
 Initial Submittal  Revised Preliminary

Street Location: 23 Custis Ave N. White Plains NY

Zoning District: R-2F Property Acreage: .181 Tax Map Parcel ID: 122.12.2.19

Date: 3/5/21

**DEPARTMENTAL USE ONLY**

Date Filed: \_\_\_\_\_ Staff Name: \_\_\_\_\_

**Preliminary Plan Completeness Review Checklist**

Items marked with a  are complete, items left blank  are incomplete and must be completed, "NA" means not applicable.

- 1. Plan prepared by a registered architect or professional engineer
- 2. Aerial photo (Google Earth) showing the applicant's entire property and adjacent properties and streets
- 3. Map showing the applicant's entire property and adjacent properties and streets
- 4. A locator map at a convenient scale
- 5. The proposed location, use and design of all buildings and structures
- 6. Existing topography and proposed grade elevations
- 7. Location of drives
- 8. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences

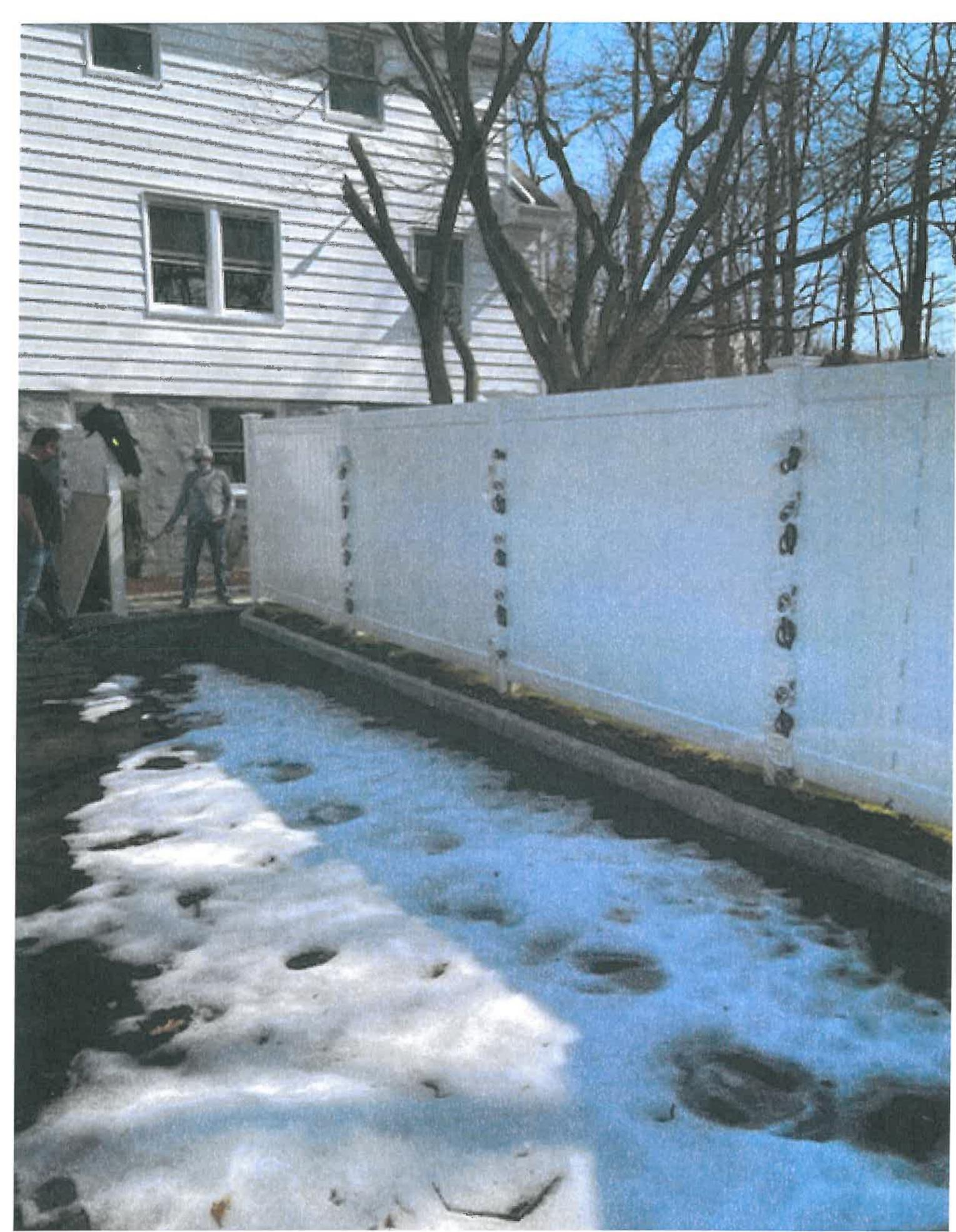
**RPRC COMPLETENESS REVIEW FORM**

Page 2

- 9. Description of method of water supply and sewage disposal and location of such facilities
- 10. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work
- 1. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 2. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- 3. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com/townhall.html>

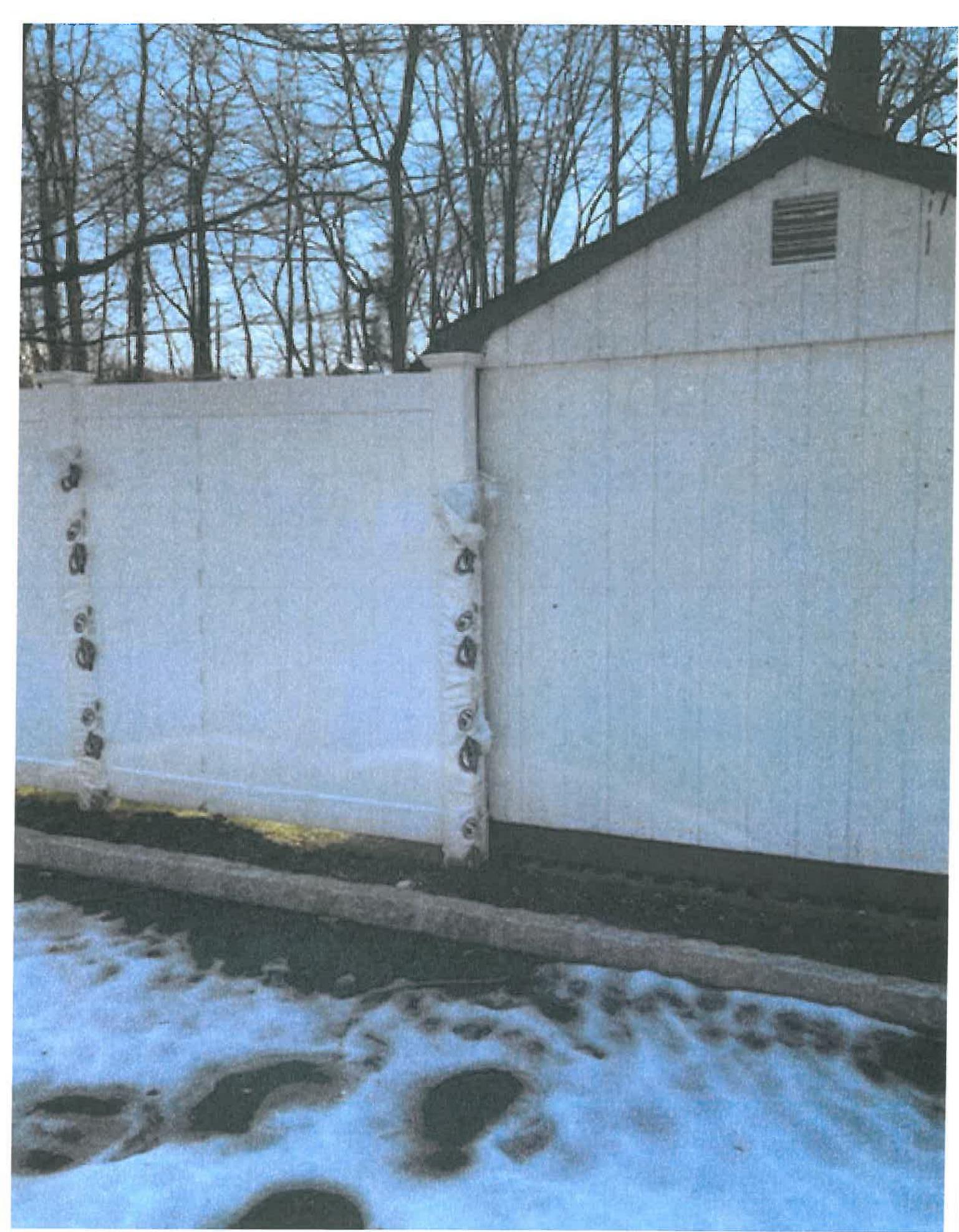
\_\_\_\_\_ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



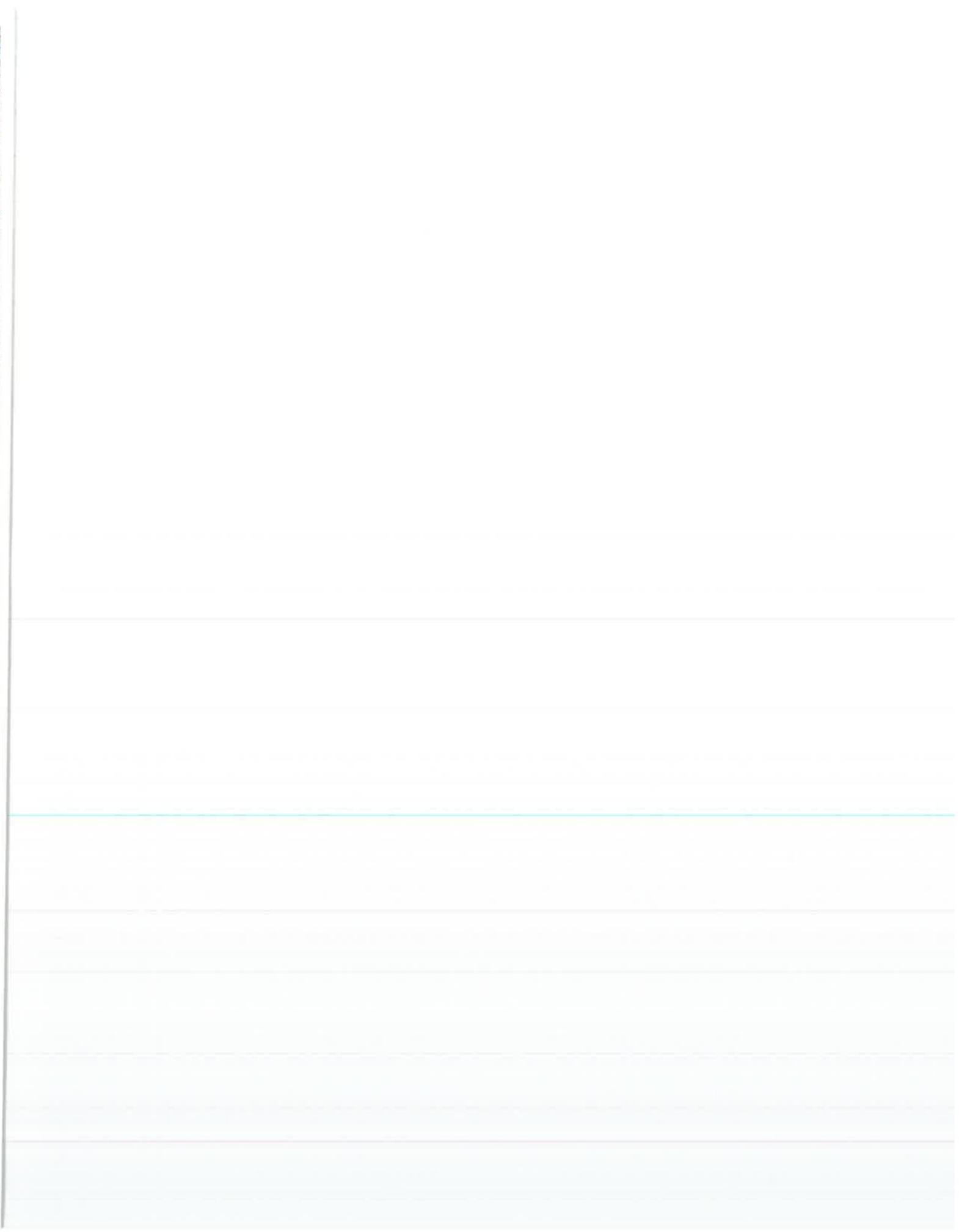
A blank sheet of white lined paper with horizontal ruling lines. A single vertical red margin line is positioned on the left side, creating a narrow margin. The rest of the page is filled with horizontal blue lines.



A series of horizontal lines for writing, consisting of a solid top line, a dashed midline, and a solid bottom line, typical of primary school handwriting paper.



A blank sheet of white lined paper with horizontal ruling lines, positioned to the right of the photograph. The lines are evenly spaced and extend across the width of the page.





**Town of North Castle**  
**Building Department**  
17 Bedford Road  
Armonk, N.Y. 10504  
914-273-3000 ext. 44 Fax 914-273-3554  
[Building@northcastleny.com](mailto:Building@northcastleny.com)

**NOTICE OF VIOLATION/ ORDER TO REMEDY**

**Complaint #:** 2021-034

**Notice Date:** 03/08/2021

**Comply Date:** 04/13/2021

**SBL:** 122.12-2-19

**Certified Mail No.:** 70192970000205310585

**Owner:** CHRISTOPHER KALIAN  
333 MAMARONECK AVE #282  
WHITE PLAINS, NY 10605

**Site Address:** 23 CUSTIS AVE

**On 03/05/2021 a lawful inspection and or a file review was conducted of the above referenced premises and the following violation(s) of the Town of North Castle and the 2020 New York State Uniform Code was observed and still remain:**

**ORDINANCE CODE:**

**TOWN OF NORTH CASTLE CODE 355-74 A - Building permits.**

No building or structure shall be erected, constructed, enlarged, altered or moved, or excavation made therefor, or work begun thereon, nor shall any land shown in Zone A on the Flood Hazard Boundary Map of the Town of North Castle be mined, dredged, filled, cleared, graded, paved or excavated, nor shall any drilling operations, except as required for individual water supply, be commenced thereon, until a permit therefor has been issued by the Building Inspector. A building permit shall be required for additions; structural alterations; structural repairs; structures; swimming pools; fences; fireplaces, including wood-burning stoves; fuel tanks; interior and exterior commercial alterations; signs; and all other buildings and structures as required by the Building Inspector. In accordance with Article VII of the Westchester County Sanitary Code, written approval for any separate disposal system shall be obtained before any building permit may be issued. Except upon a written authorization of the Board of Appeals, under circumstances set forth in 355-77B(3), no building permit shall be issued for any land, building or structure where said action would be in violation of any of the provisions of this chapter.

**TO WIT:** The property owner has installed a 6 foot vinyl white fence along the driveway connecting to the shed at the rear center of the property.

**REMEDY:** Contact the Building Department and file and obtain the required permits and approvals before continuing any work.

**ORDINANCE CODE:**

**TOWN OF NORTH CASTLE CODE 127-4 A - Building Permit**

Building permits required. Except as otherwise provided in Subsection B of this section, a building permit shall be required for any work which must conform to the Uniform Code and/or the Energy Code, including, but not limited to, the construction, enlargement, alteration, improvement, removal, relocation or demolition of any building or structure or any portion thereof, and the installation of a solid-fuel-burning heating appliance, chimney or flue in any dwelling unit. No person shall commence any work for which a building permit is required without first having obtained a building permit from the Building Inspector.

**TO WIT:** The property owner has installed a 6 foot vinyl white fence along the driveway connecting to the shed at the rear center of the property.

**REMEDY:** File for and obtain the required permit(s) and or approval(s).

**ORDINANCE CODE:**

**TOWN OF NORTH CASTLE CODE 355-4 B - Structure**

A building permit shall be required prior to the construction or erection of any structure.

**TO WIT:** The property owner has installed a 6 foot vinyl white fence along the driveway connecting to the shed at the rear center of the property.

**REMEDY:** File for and obtain the required permits and approvals to construct the wall.

**NOTICE:** Full compliance with this order to remedy is required by 04/13/2021 which is thirty (30) days after the date of this order. If the person or entity served with this order to remedy fails to comply in full with this

order to remedy within the thirty (30) day period, that person or entity will be subject to a fine of not more than \$1000.00 per day, per violation, or imprisonment not exceeding one year, or both. You are hereby notified that you have (30) calendar days to remove/ restore and make safe the above noted violations in the prescribed manner and/ or to provide evidence that the apparent unlawful improvements were completed in accordance with the Code. Further, you are hereby directed to bring the referenced violations into compliance and **arrange for a re-inspection** within the aforementioned time frame. Failure to comply will result in alternative action as prescribed by Law in order to gain compliance including, but not limited to: a summons to appear in court. In addition to those penalties prescribed by state law, any person who violates any provision of the Uniform Code, the Energy Code or the code of the Town of North Castle or any term or condition of any building permit, certificate of occupancy/certificate of compliance, temporary certificate, stop-work order, operating permit or other notice or order issued by the Building Inspector shall be liable to a civil penalty of not more than \$1000.00 per day per violation or to imprisonment of not more than 15 days, or both. Each violation of this chapter shall be deemed a separate offence prescribed by Part II General Legislation, Chapter 127-15 C.

Respectfully,



Rob Melillo  
Building/ Fire Inspector

**THIS NOTICE MUST BE ATTACHED TO ANY PERMIT APPLICATIONS  
INTENDED TO CORRECT THE VIOLATIONS ENUMERATED HERIN.**



N/F  
**GRANADOS**  
 TAX LOT ID: 122.12-2-32  
 92 WASHINGTON AVE.  
 C.N. 402650448

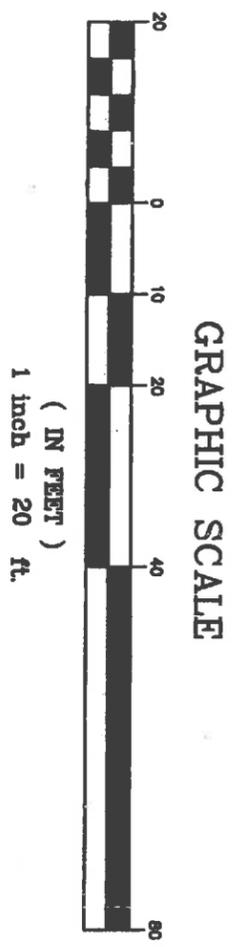
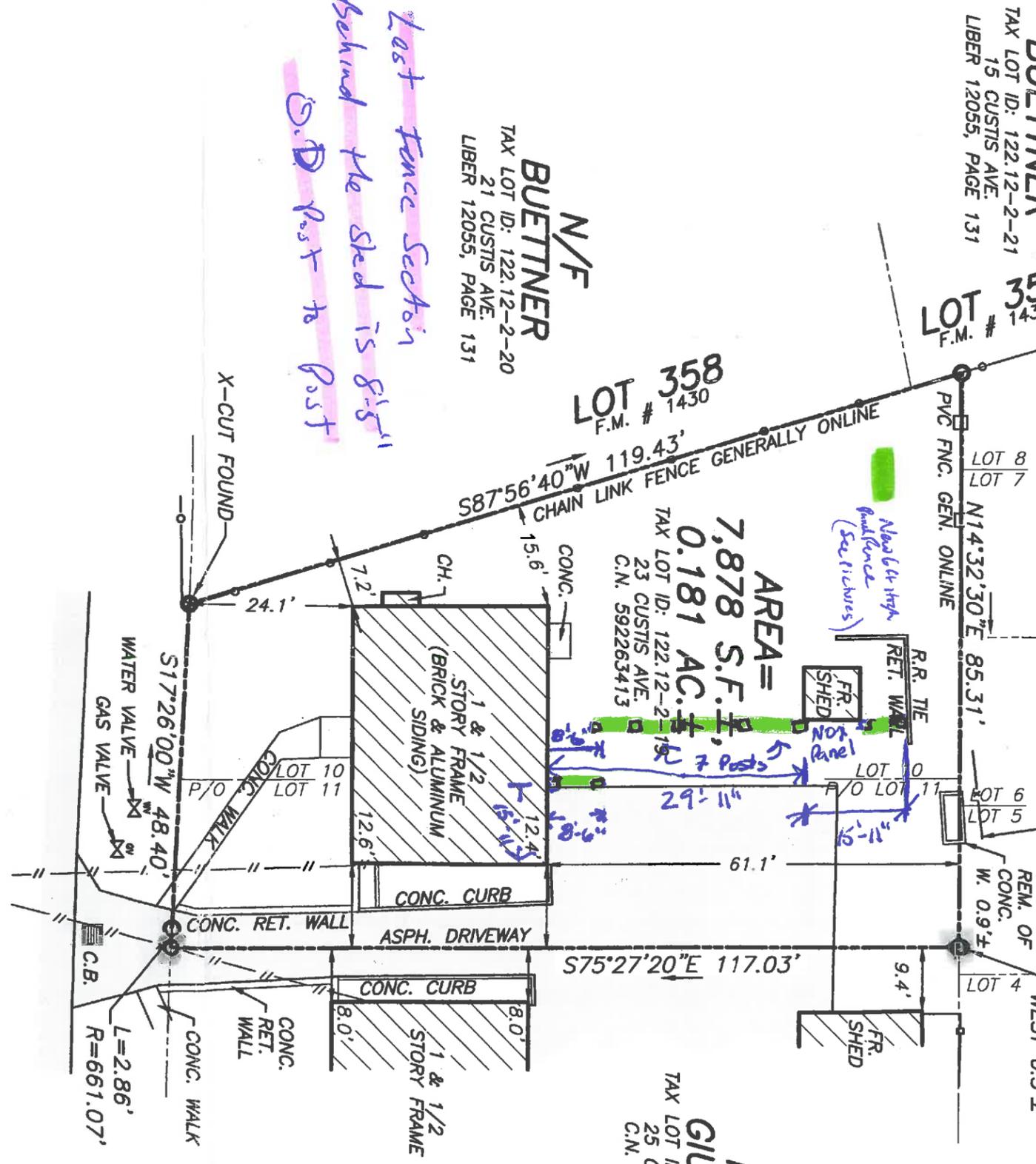
N/F  
**ADOVASIO**  
 TAX LOT ID: 122.12-2-31  
 90 WASHINGTON AVE.  
 C.N. 563223617

N/F  
**BUETTNER**  
 TAX LOT ID: 122.12-2-21  
 15 CUSTIS AVE.  
 LIBER 12055, PAGE 131

LOT # 351  
 F.M. # 1430

N/F  
**GIULIANO**  
 TAX LOT ID: 122.12-2-18  
 25 CUSTIS AVE.  
 C.N. 441001091

N/F  
**BUETTNER**  
 TAX LOT ID: 122.12-2-20  
 21 CUSTIS AVE.  
 LIBER 12055, PAGE 131



REVISIONS		
DATE	DESCRIPTION	BY

CERTIFICATIONS INDICATED HEREON SIGNIFY THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED AND ON HIS BEHALF TO THE TITLE CO. AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

GEOLOGIC LAND SURVEYING, PLLC  
 MOUNT KISCO, N.Y. NEW FAIRFIELD, CT.

**SURVEYOR'S SEAL**



**CHRIS AND MICHELLE KALIAN**

BEING  
**LOT 10 & P/O LOT 11**

**TOWN OF NORTH CASTLE WESTCHESTER CO., N.Y.**  
**SCALE: 1" = 20'**  
**MARCH 12, 2020**

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AS SHOWN ON  
 "SUBDIVISION OF PLOT 37, MAP OF WASHINGTON HEADQUARTERS"  
 FILED MAP No. VOLUME 25 PAGE 4, FILED 03/12/1907.

THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE G. WELFARE AND BENEFIT OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS OR SURVEY PLANS PREPARED BY OTHERS. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST OR ARE HEREON ARE NOT CERTIFIED. ALL CERTIFICATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEARING THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP MAY BE USED IN CONNECTION WITH A "SURVEY ACCREDITATION" AND SHALL BE NON-TRANSFERABLE.