

FCS CONSULTANTS, LLC
2641 Evergreen Street
Yorktown Heights, New York, 10598
914-924-9985 fcsconsultants2011@gmail.com

August 2, 2021

RPRC Members, Chairman Adam Kaufman, Director of Planning
Robert Melillo, Building Inspector
Joseph M. Cermele, P.E., Consulting Town Engineer
Town of North Castle 15 Bedford Road
Armonk, New York 10504

Re: RPRC Review – Two-Family Legalization
16 Intervale Avenue
N. White Plains, New York 10603
Tax ID: 122.08-1-28

Honorable Chairman Adam Kaufman
and Members of the RPRC Board:

We represent the Putorti, LaCava, and Tripodi family(s) (“the owners”) who are seeking consideration from the Town of North Castle RPRC Board for approval and the subsequent issuance of a building permit to legalize an existing two-family home that has been in existence, and in the family as early as the 1960’s.

The Property

16 Intervale Avenue (“the family home”) is a 2,100 +/- sf, 2 ½ story, two-family home that was constructed in 1957 and has been a two-family home as early as the 1960’s. What is interesting is that today, the home still exhibits a number of its original features including a “beautifully kept,” original stove that is located on the second floor, flat-panel wood cabinets with “chrome-edged” formica, “real” wood paneling throughout that is consistent with the décor of the 60’s and 70’s, and who could forget the 4”X4” pink, yellow and blue tiles that is present in most of the bathrooms. The home continues to be well-kept, it is in excellent condition, and the owners have preserved many of those original elements from that period in time. I have included pictures of all of those features at the end.

Zoning

16 Intervale Avenue is located in the R-2F two-family zoning district. The home is well-situated on a 5,000-sf. parcel. Since the home was originally constructed, the area (district) has permitted two-family homes. In addition, as early as the owners can remember, they have been paying taxes as a two-family dwelling. For your review, we have also included the past 5 years of the assessors records thereby substantiating the home’s two-family (220) tax classification.

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The owners, notwithstanding being able to take advantage of the NYS Building in effect at the time of construction (pre-1979), are proposing improvements that will comply with the 2020 Residential Building Code of NYS that is currently in effect. The improvements will include interior alterations only, the site/property is existing and there are no proposed changes.

We do propose adding two, new egress windows (basement and second floor), we will reconstruct the roof-top deck and railings, we will remove the nonconforming stairway at the exterior deck, and we will add smoke and carbon monoxide detectors throughout the home.

For the Board's review, we have submitted the following:

1. A completed RPRC application
2. Gross floor area and development coverage calculation worksheets
3. An updated – current survey of the property and its features
4. An updated Site Plan with topography
5. Updated floor plans of the basement and 2nd floor (unit No. 2) including a key plan of the 1st floor and existing structures throughout
6. Proposed deck re-construction and egress window installation.
7. A narrative with pictures of the homes existing features

In closing, we thank you for your time and look forward to your review and humbly request your feedback and consideration for approval.

Respectfully submitted,

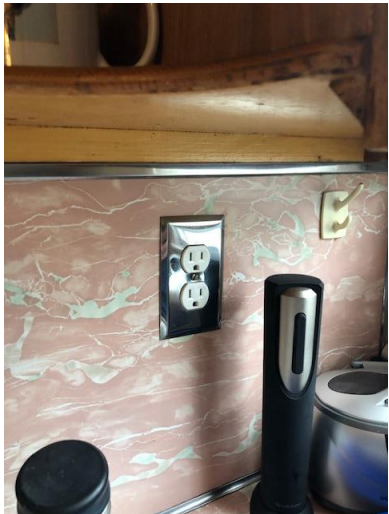


Peter J. Miley

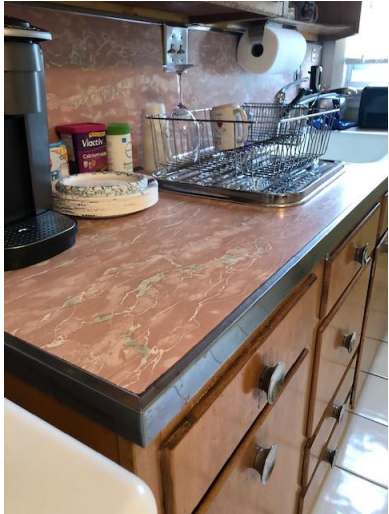
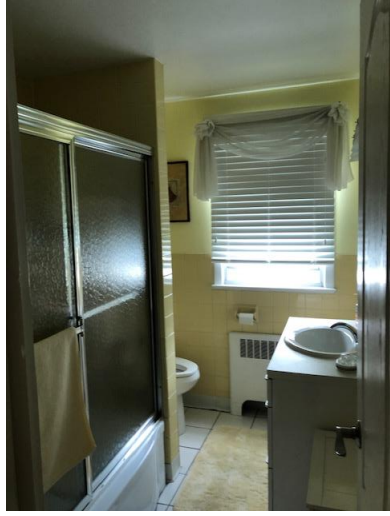
Encl. pics below

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2nd floor apartment pictures.



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

RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

Section I- PROJECT

ADDRESS: 16 Intervale Avenue

Section III- DESCRIPTION OF WORK: *Legalize an existing two-family dwelling in existence prior to 1970. Add a 2020 NYS Code Compliant Egress window @ 2nd floor, add an egress window in basement, and document 2nd flr w roof-top deck - eliminate any encroachments. Add as needed, smoke & CO detectors throughout.*

Section III- CONTACT INFORMATION:

APPLICANT: FCS Consultants, LLC
ADDRESS: 2041 Evergreen St. Yorktown Heights, N.Y. 10598
PHONE: — MOBILE: (914) 924-9985 EMAIL: fcsconsultants2011@gmail.com

PROPERTY OWNER(S): Putorti, LaCava, & Tripodi Residence
ADDRESS: 16 Intervale Avenue
PHONE: — MOBILE: (914) 962 0900 EMAIL: sgt@tripodilaw.com

PROFESSIONAL: William Secgmiller
ADDRESS: 351 Lakeshore Dr. Mahopac, N.Y 10541
PHONE: — MOBILE: (914) 391-8010
EMAIL: bsecgmiller@hotmail.com

Section IV- PROPERTY INFORMATION:

Zone: R-2F Tax ID (lot designation) 122.08-1-28



**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:

Potorti, LaCava, & Tripodi - Basement & 2nd floor Legalization
 Initial Submittal Revised Preliminary

Street Location:

116 Inkwil Avenue, N White Plains, NY 10603

Zoning District: R-2F Property Acreage: 5000 sf Tax Map Parcel ID: 122.08-1-28
0.114 acres

Date: 8/2/21

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.



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: Putorti, LaCava, Tripodi Residence Date: 7/26/21

Tax Map Designation or Proposed Lot No.: 122.08-1-28

Floor Area

1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): 5000 sf
2. **Maximum** permitted floor area (per Section 355-26.B(4)): 3333.25 sf
3. Amount of floor area contained within first floor:
1309 sf existing + 0 proposed = 1309 sf
4. Amount of floor area contained within second floor:
778.38 sf existing + 0 proposed = 778.38 sf
5. Amount of floor area contained within garage:
265.66 sf existing + 0 proposed = 265.66 sf
6. Amount of floor area contained within porches capable of being enclosed:
0 existing + 0 proposed = 0
7. Amount of floor area contained within basement (if applicable – see definition):
863.37 sf existing + 0 proposed = 863.37 sf
8. Amount of floor area contained within attic (if applicable – see definition):
0 existing + 0 proposed = 0
9. Amount of floor area contained within all accessory buildings:
0 existing + 0 proposed = 0
10. Proposed **floor area**: Total of Lines 3 – 9 = 3216.41 sf

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet



7-30-2021
Date



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Putorti, LaCava, Tripodi Residence Date: 7/26/21

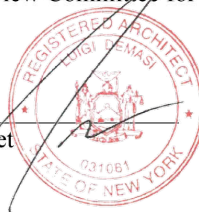
Tax Map Designation or Proposed Lot No.: 122.08-1-28

Gross Lot Coverage

- | | | |
|-----|---------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>5000 sf</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(a)): | <u>3125 sf</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback
<u>3.17</u> x 10 = | <u>31.7 sf</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>3156.7 sf</u> |
| 5. | Amount of lot area covered by principal building :
<u>1391.8 sf</u> existing + <u>0</u> proposed = | <u>1391.8 sf</u> |
| 6. | Amount of lot area covered by accessory buildings :
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 7. | Amount of lot area covered by decks :
<u>46 sf</u> existing + <u>-46 sf</u> proposed = | <u>0</u> |
| 8. | Amount of lot area covered by porches :
<u>53.68 sf</u> existing + <u>0</u> proposed = | <u>53.68 sf</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
<u>1544.88 sf</u> existing + <u>0</u> proposed = | <u>1544.88 sf</u> |
| 10. | Amount of lot area covered by terraces :
<u>71.17 sf</u> existing + <u>0</u> proposed = | <u>71.17 sf</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 12. | Amount of lot area covered by all other structures :
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>3061.53 sf</u> |

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet



7-30-2021
Date

Aerial Photo

Not to Scale



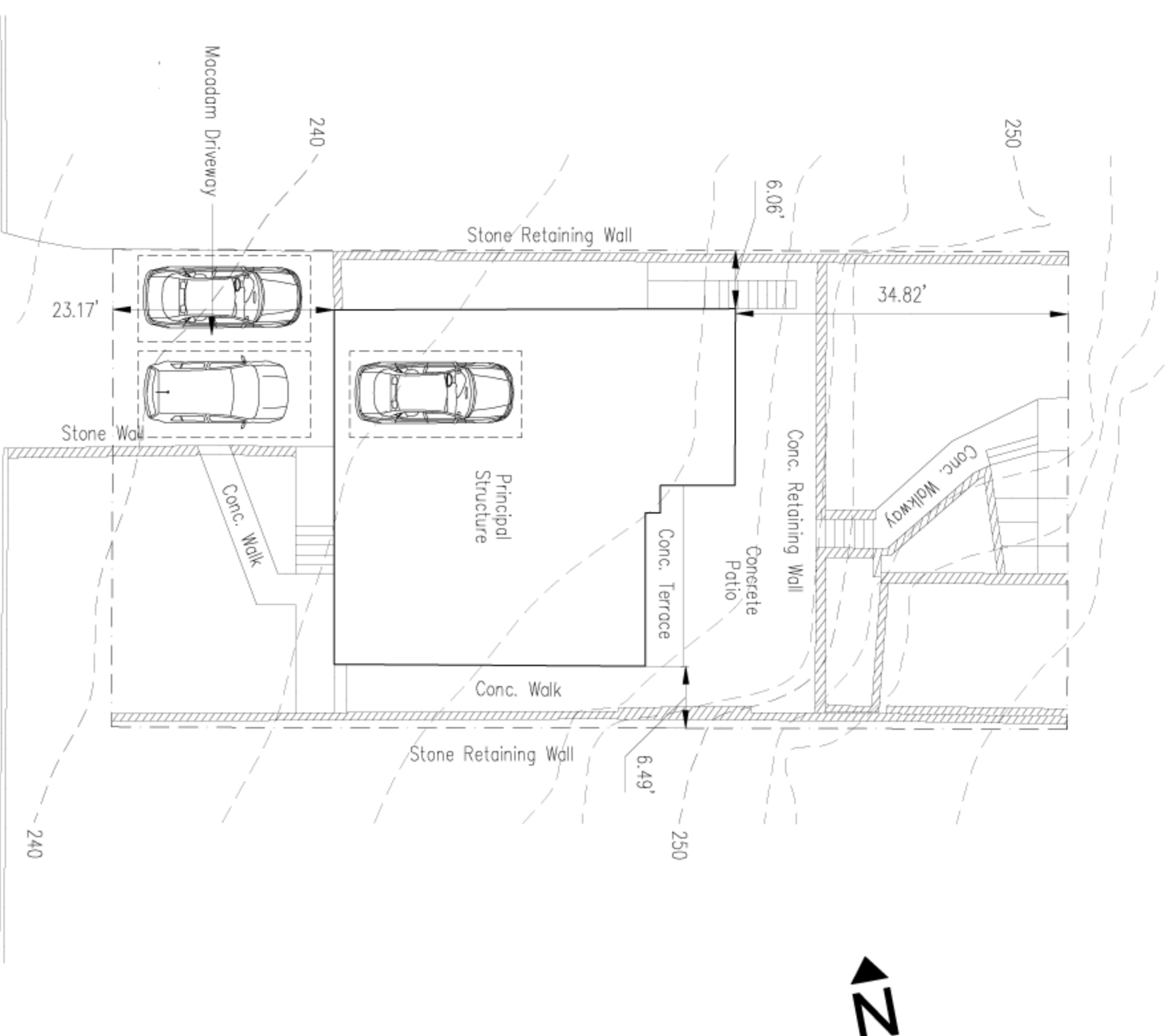
Property Map

Not to Scale



Locator Map

Not to Scale



Site Plan

Scale: 1" = 10'-0"

R-2F ZONING DISTRICT		REQUIRED/PERMITTED		EXISTING/PROVIDED		COMPLIANCE	
1 & 2 FAMILY	1 OR 2 FAMILY	5000 SF	5000 SF	YES	5000 SF	YES	YES
MINIMUM LOT SIZE		3125 SF	3015.53 SF	YES	3125 SF	YES	YES
TOTAL MAX GROSS LAND COVERAGE		20 FT	23.17 FT	YES	20 FT	YES	YES
FRONT YARD		6 FT	6.06 FT	YES	6 FT	YES	YES
SIDE YARD		15 FT	34.82 FT	YES	15 FT	YES	YES
REAR YARD		3333.25 SF	3716.41 SF	YES	3333.25 SF	YES	YES
MAX PERMITTED FLOOR AREA							

Zoning Conformance Table

FLOOR AREA CALCULATIONS WORKSHEET

Floor Area	Value
1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06):	5000 sf
2. Maximum permitted floor area (per Section 355-26.1(a)(4)):	3333.25 sf
3. Amount of floor area contained within first floor: 1309 sf existing + 0 proposed =	1309 sf
4. Amount of floor area contained within second floor: 778.38 sf existing + 0 proposed =	778.38 sf
5. Amount of floor area contained within garage: 265.66 sf existing + 0 proposed =	265.66 sf
6. Amount of floor area contained within porches capable of being enclosed: 0 existing + 0 proposed =	0
7. Amount of floor area contained within basement (if applicable – see definition): 863.37 sf existing + 0 proposed =	863.37 sf
8. Amount of floor area contained within attic (if applicable – see definition): 0 existing + 0 proposed =	0
9. Amount of floor area contained within all accessory buildings: 0 existing + 0 proposed =	0
10. Proposed floor area: Total of Lines 3 – 9 =	3216.41 sf

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Gross Land Coverage	Value
Total lot Area (Net Lot Area for Lots Created After 12/13/06):	5000 sf
Maximum permitted gross land coverage (per Section 355-26.1(a)(4)):	3125 sf
BOXUS maximum gross land cover (per Section 355-26.1(b)): Displace principal home is beyond minimum front yard setback 3.17 x 10 =	31.7 sf
TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	3156.7 sf
Amount of lot area covered by principal building: 1391.8 sf existing + 0 proposed =	1391.8 sf
Amount of lot area covered by accessory buildings: 0 existing + 0 proposed =	0
Amount of lot area covered by decks: 46 sf existing + -46 sf proposed =	0
Amount of lot area covered by porches: 53.68 sf existing + 0 proposed =	53.68 sf
Amount of lot area covered by driveways, parking areas and walkways: 1544.88 sf existing + 0 proposed =	1544.88 sf
Amount of lot area covered by terraces: 71.17 sf existing + 0 proposed =	71.17 sf
Amount of lot area covered by tennis court, pool and mechanical equip: 0 existing + 0 proposed =	0
Amount of lot area covered by all other structures: 0 existing + 0 proposed =	0
Proposed gross land coverage: Total of Lines 5 – 12 =	3061.53 sf

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

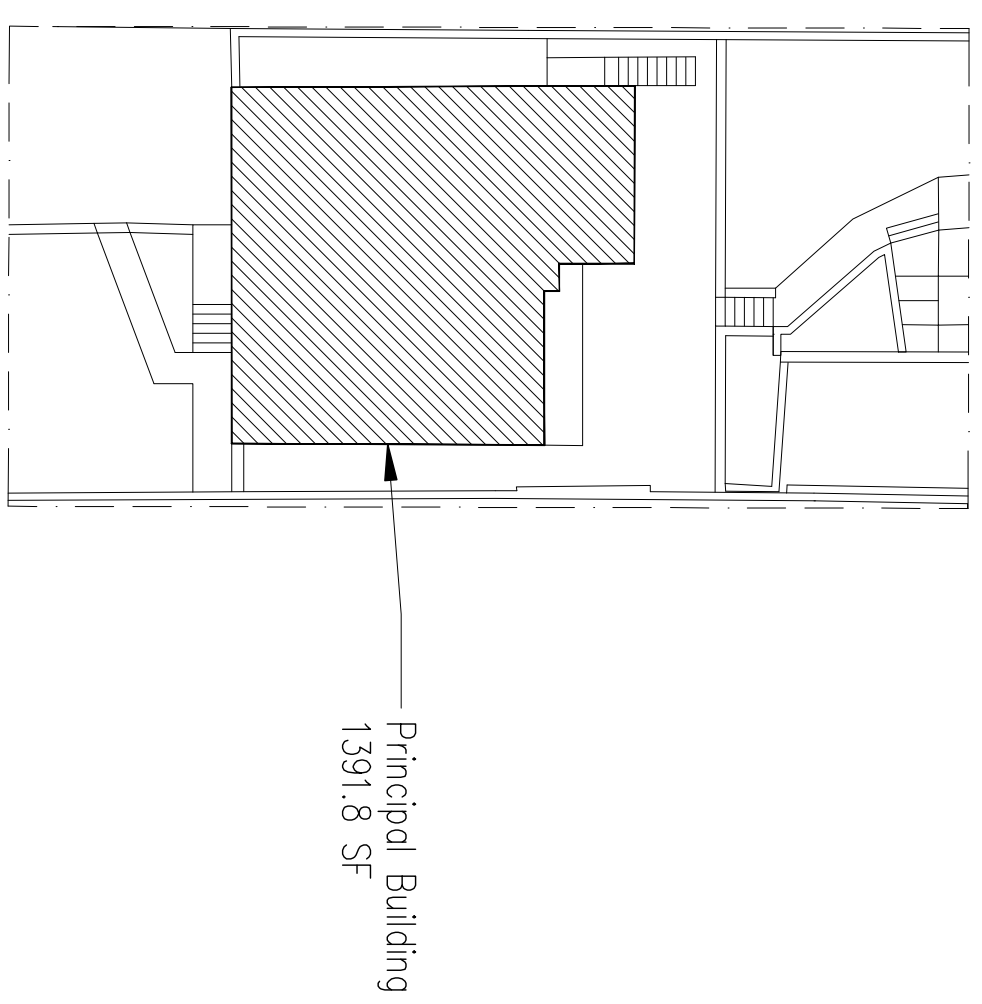
Address:
16 Intervale Avenue
White Plains, NY 10603

Owner: Putorti, LaCava, Tripodi Residence
Project: Basement and Second Floor Legalization

Tax ID: 122.08-1-28
Prepared by: William Seegmuller
914.654.5425

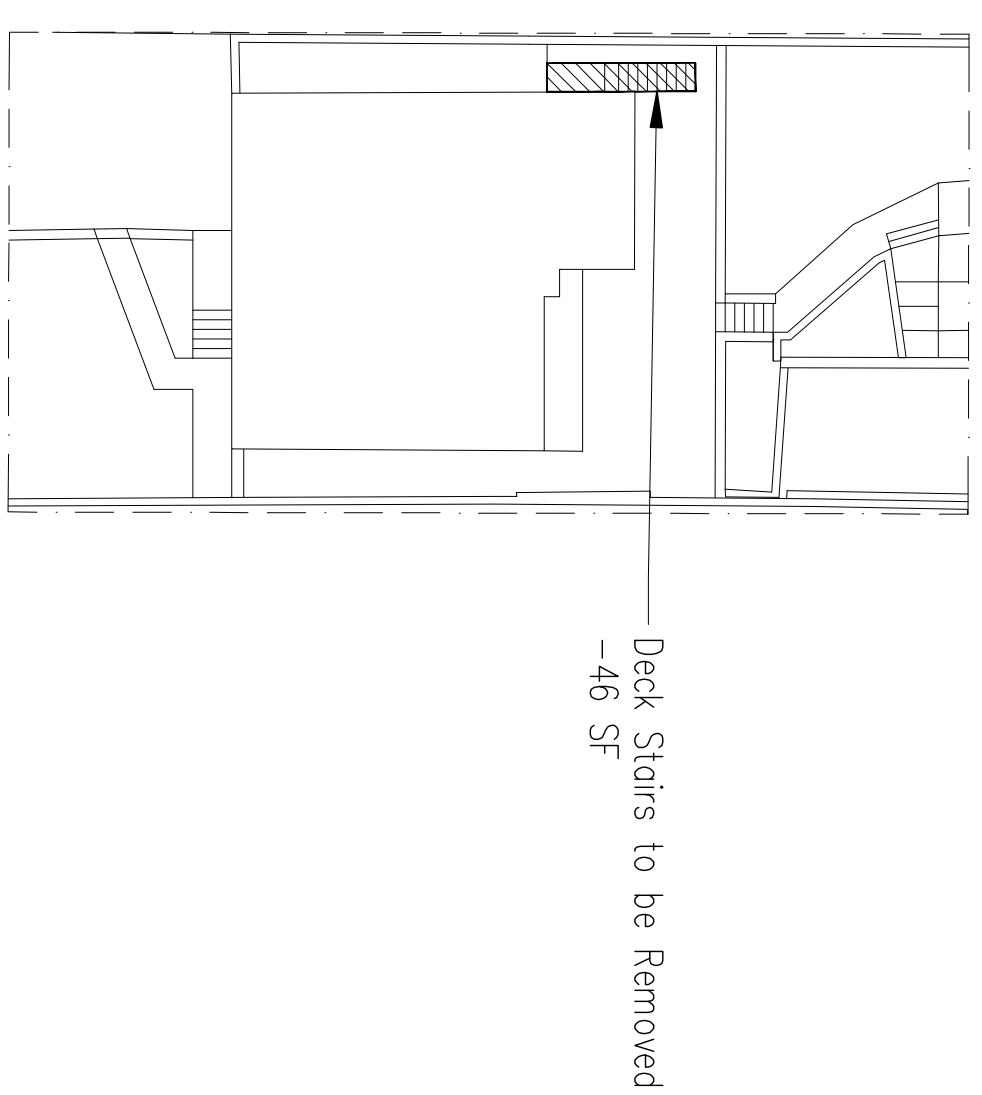
Date: 7/30/21
W Seegmuller





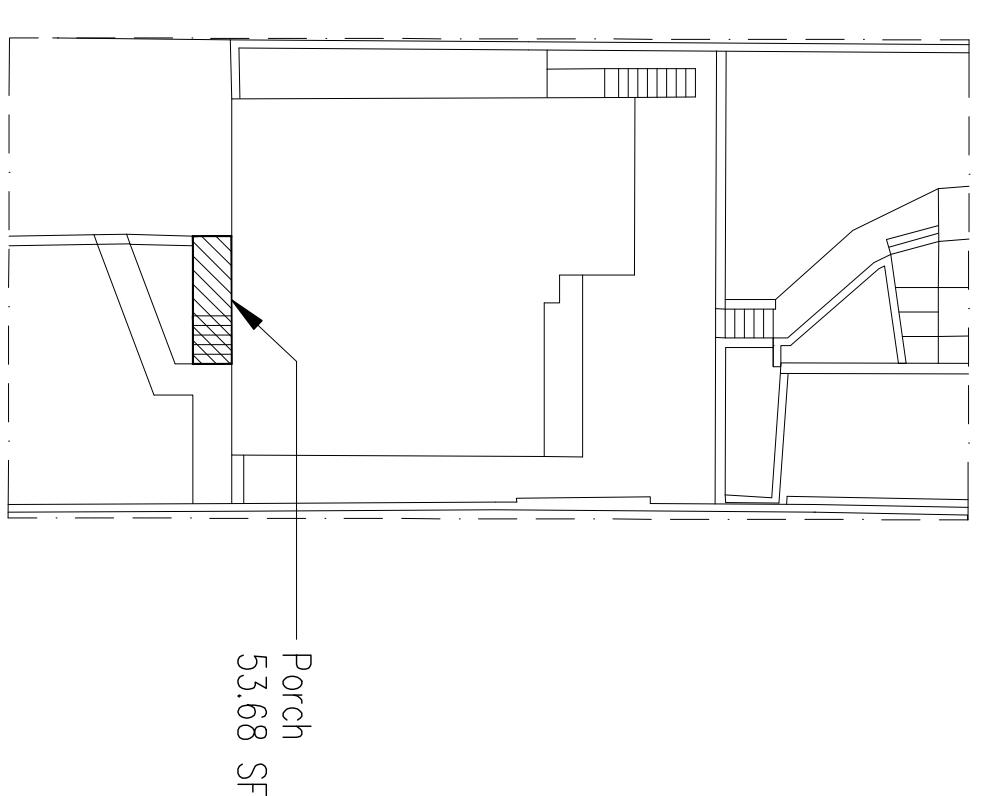
Area: Principal Building

Scale: 1" = 20'-0"



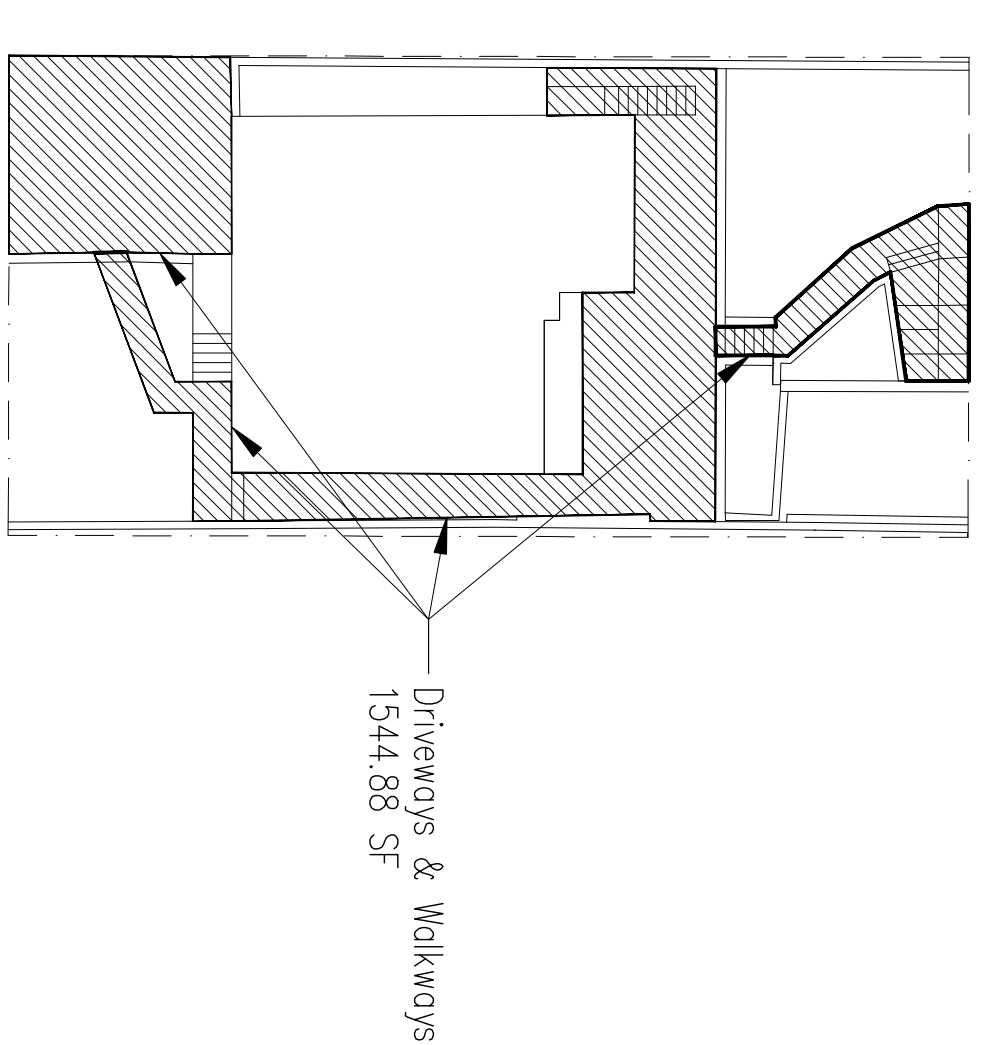
Area: Decks

Scale: 1" = 20'-0"



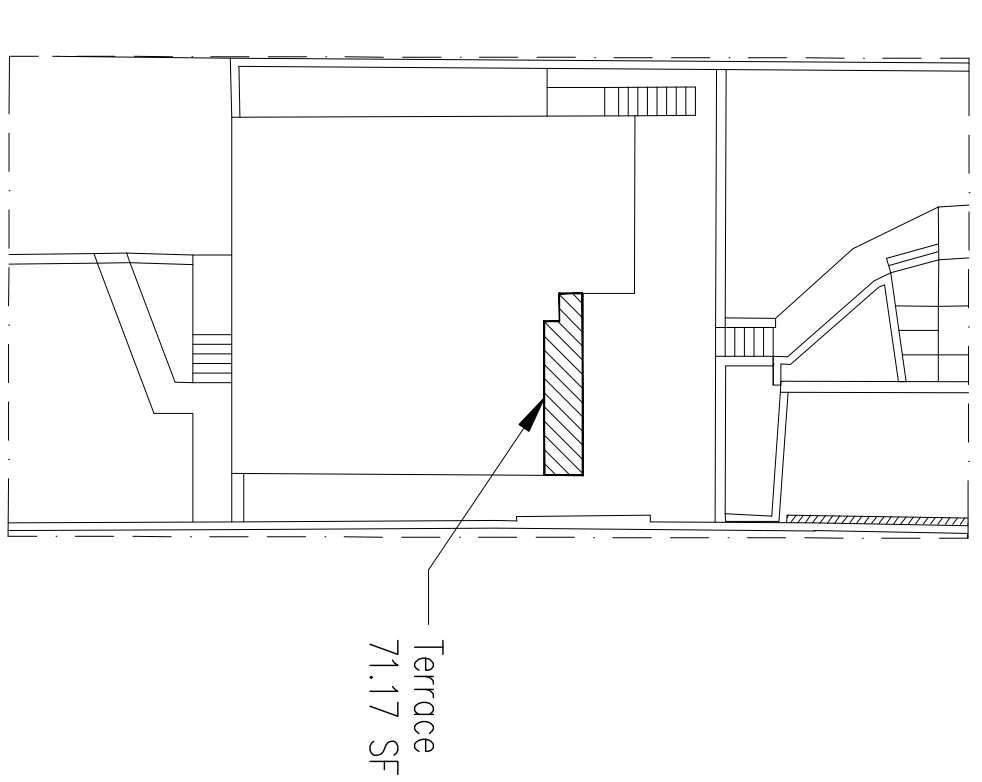
Area: Porches

Scale: 1" = 20'-0"



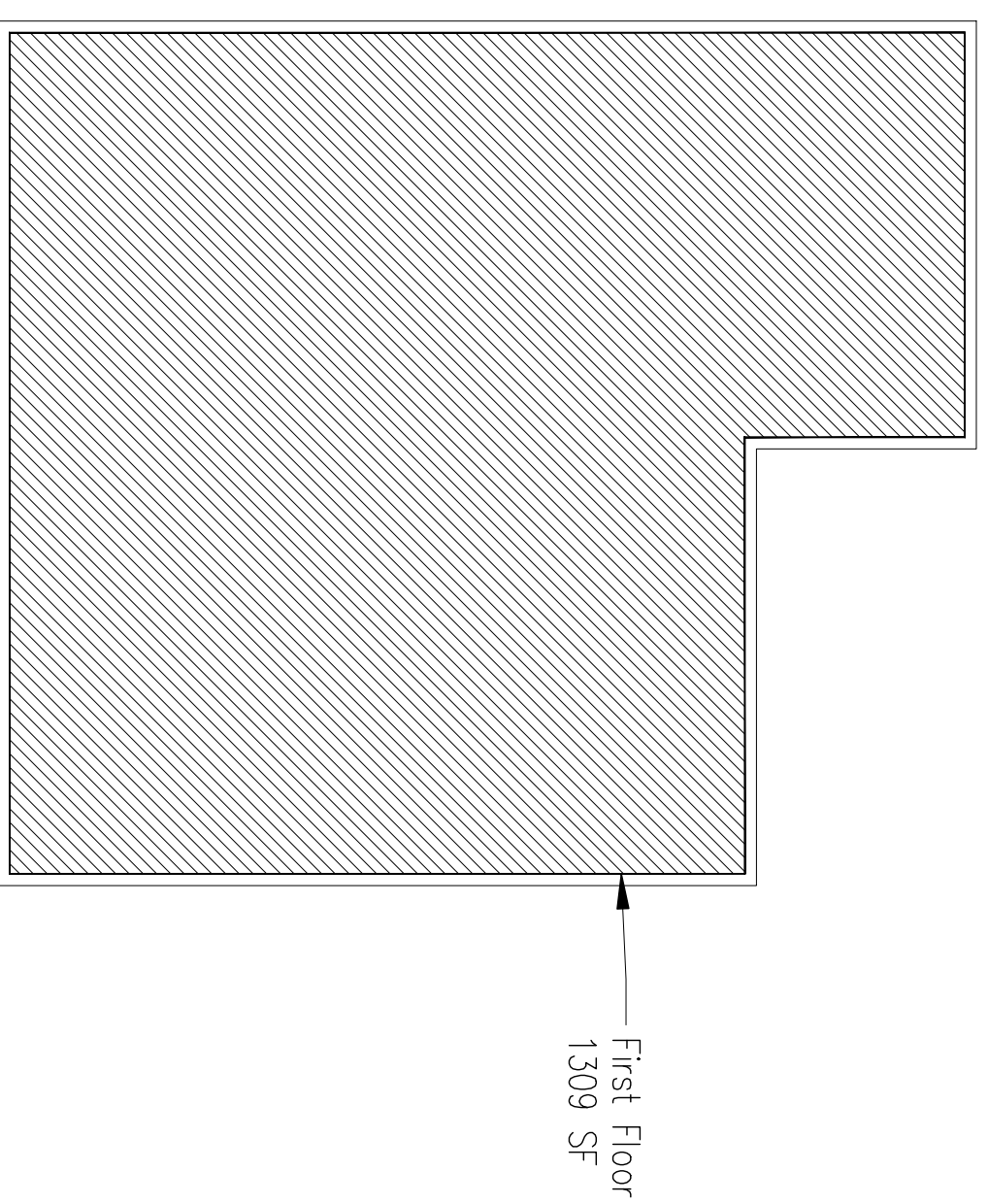
Area: Driveways & Walkways

Scale: 1" = 20'-0"



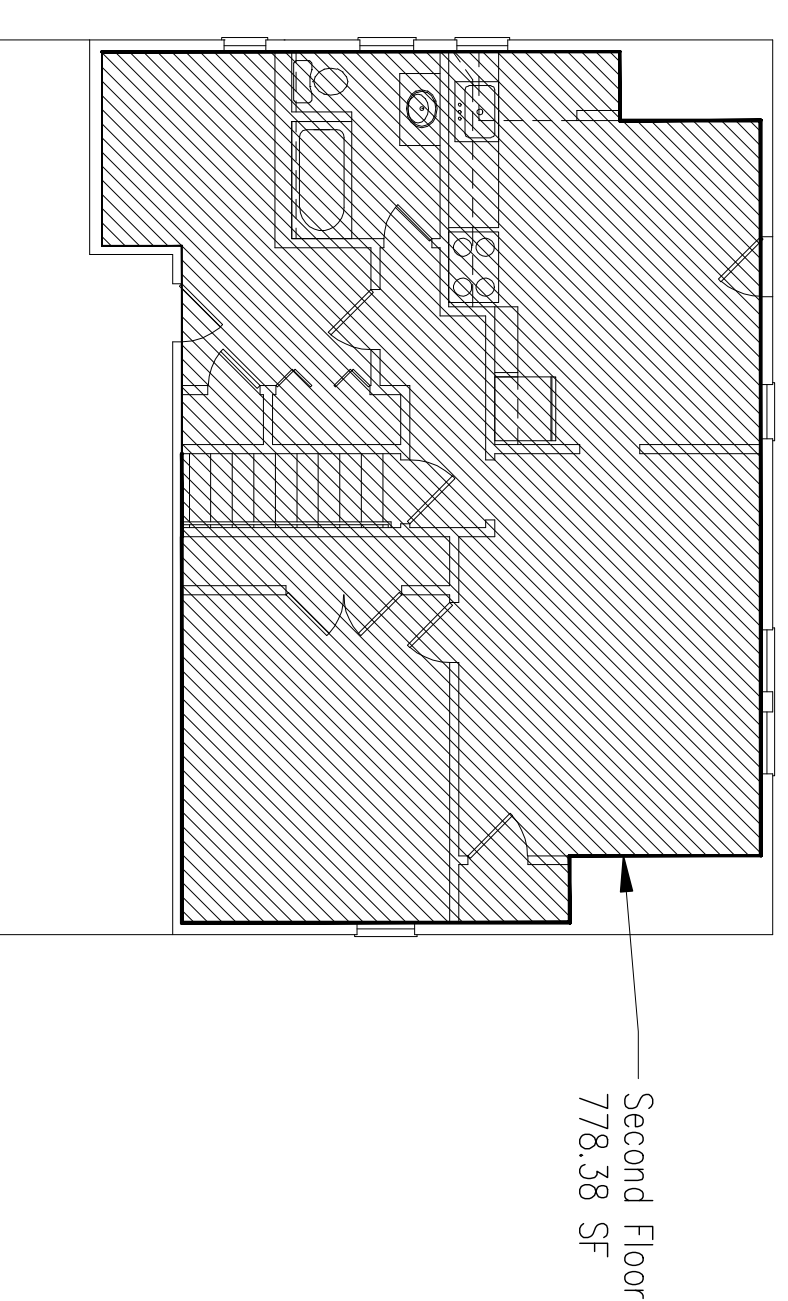
Area: Terraces

Scale: 1" = 20'-0"



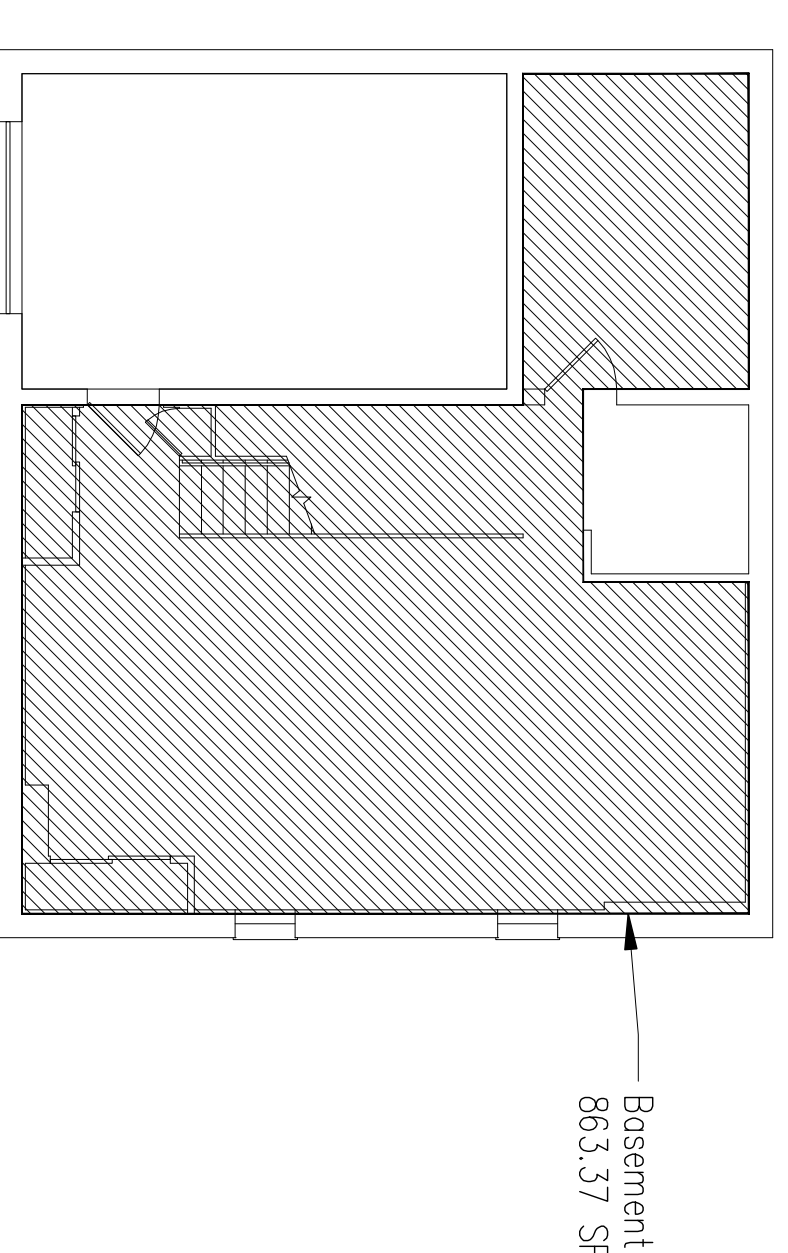
Area: First Floor

Scale: 1/8" = 1'-0"



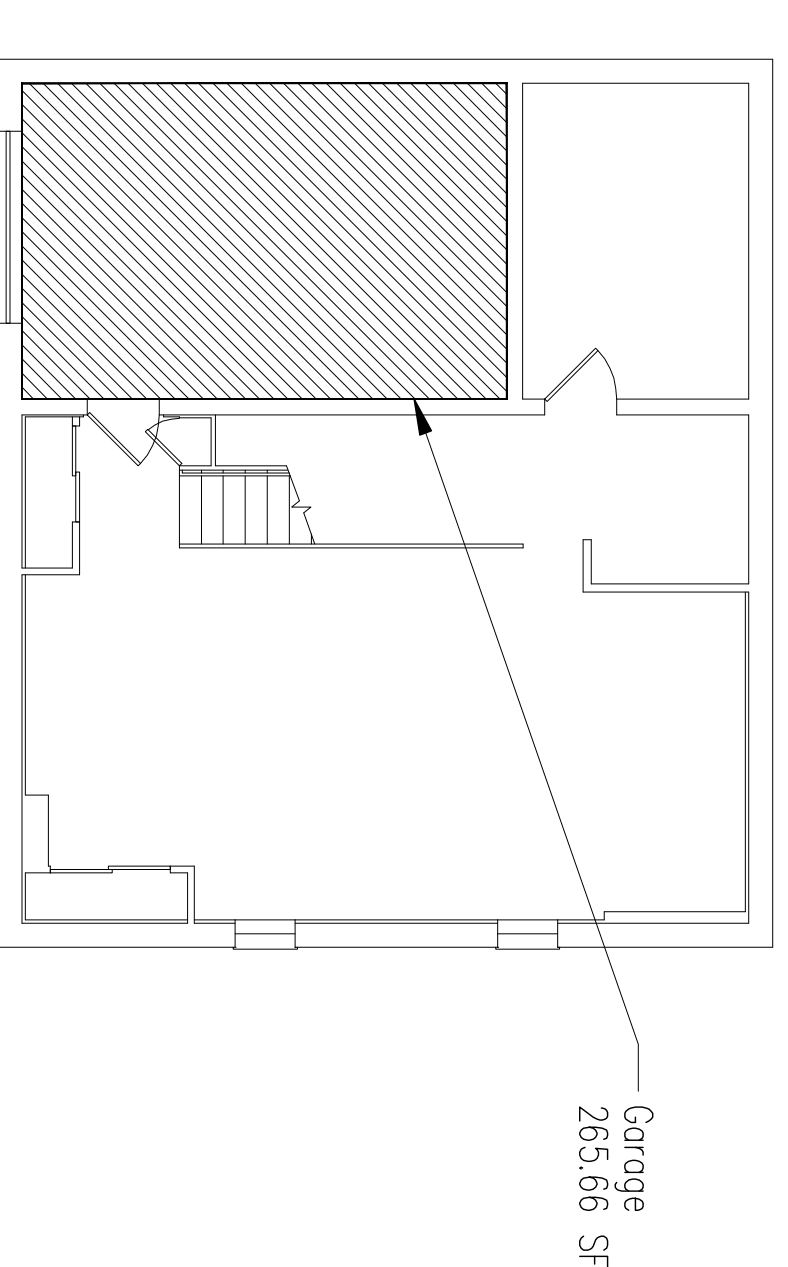
Area: Second Floor

Scale: 1/8" = 1'-0"



Area: Basement

Scale: 1/8" = 1'-0"



Area: Garage

Scale: 1/8" = 1'-0"



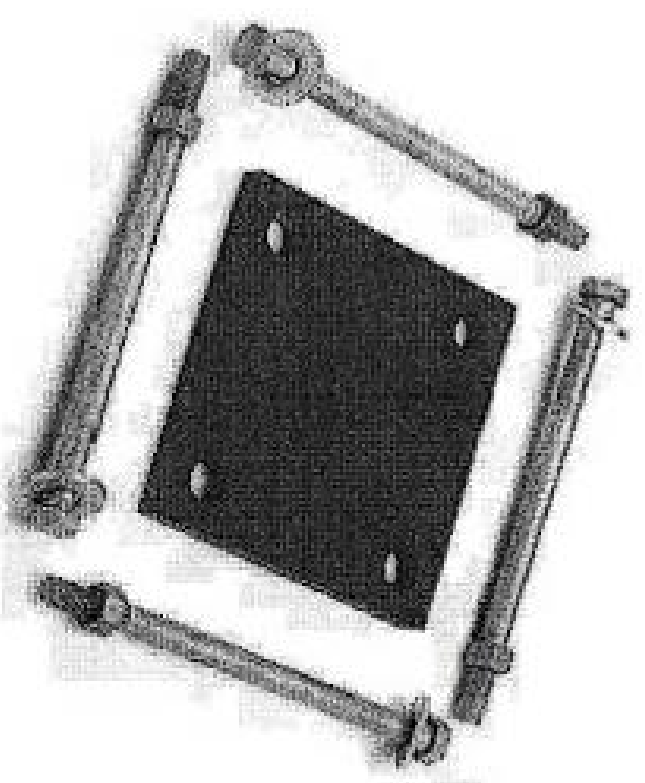
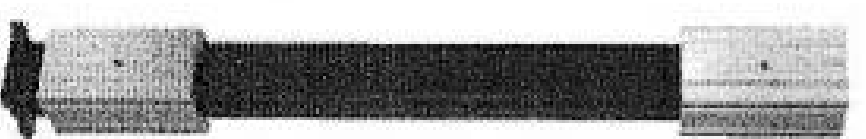
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Owner:
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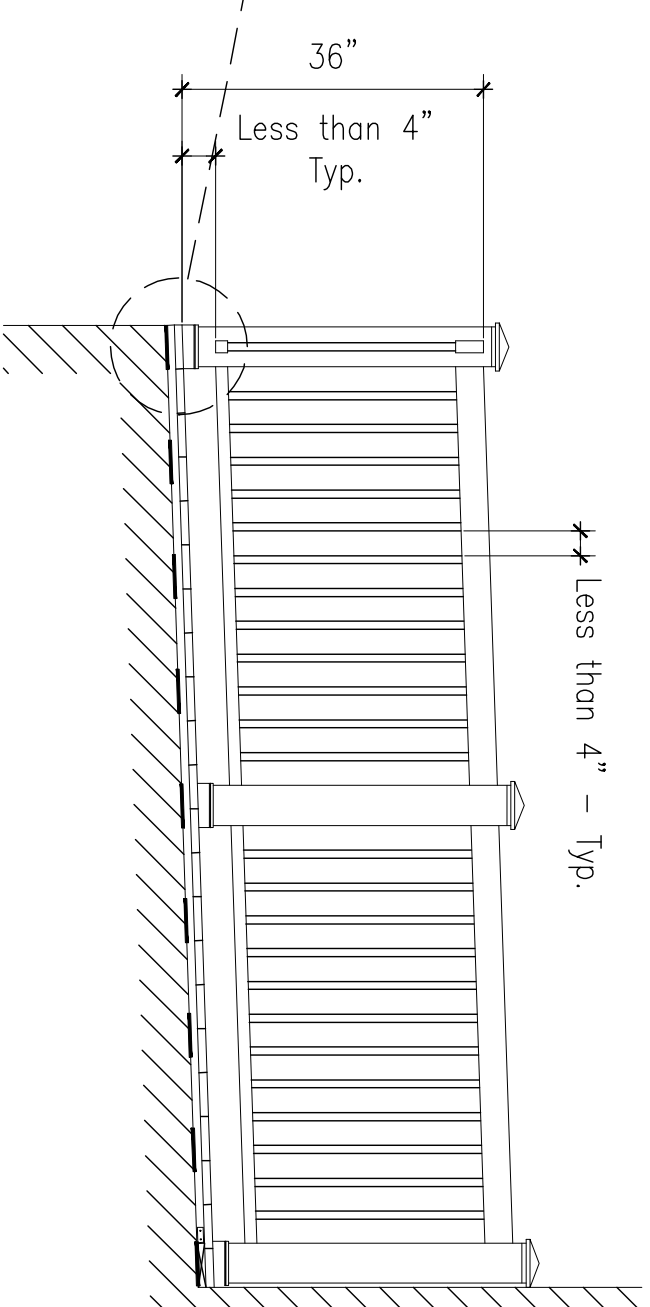
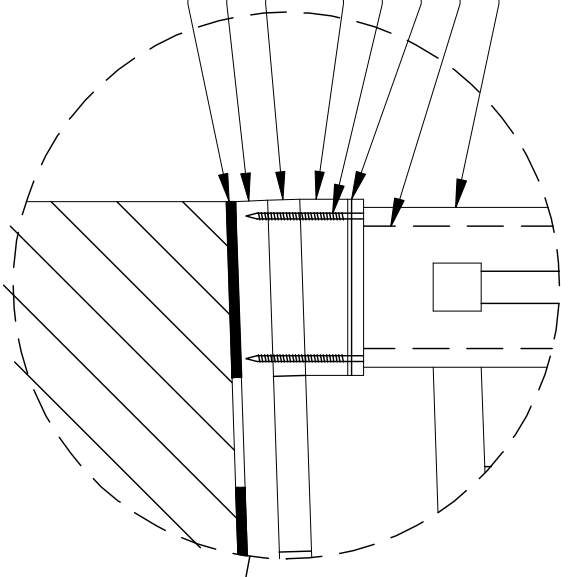
Project:
Basement and Second Floor Legalization

Tax ID: 122.08-1-28
 Prepared by:
 William Seegmuller
 914.654.5425

Date: 7/30/21
W Seegmuller



Trex post sleeve
Trex surface mount post hardware
4x 3" log screws
5/4x6 Trex decking
5/4x6 PT decking sleepers
3/8" Dimpled rubber roof pods cut into squares
between decking sleepers and existing EPDM roof



Deck Detail
N.T.S.

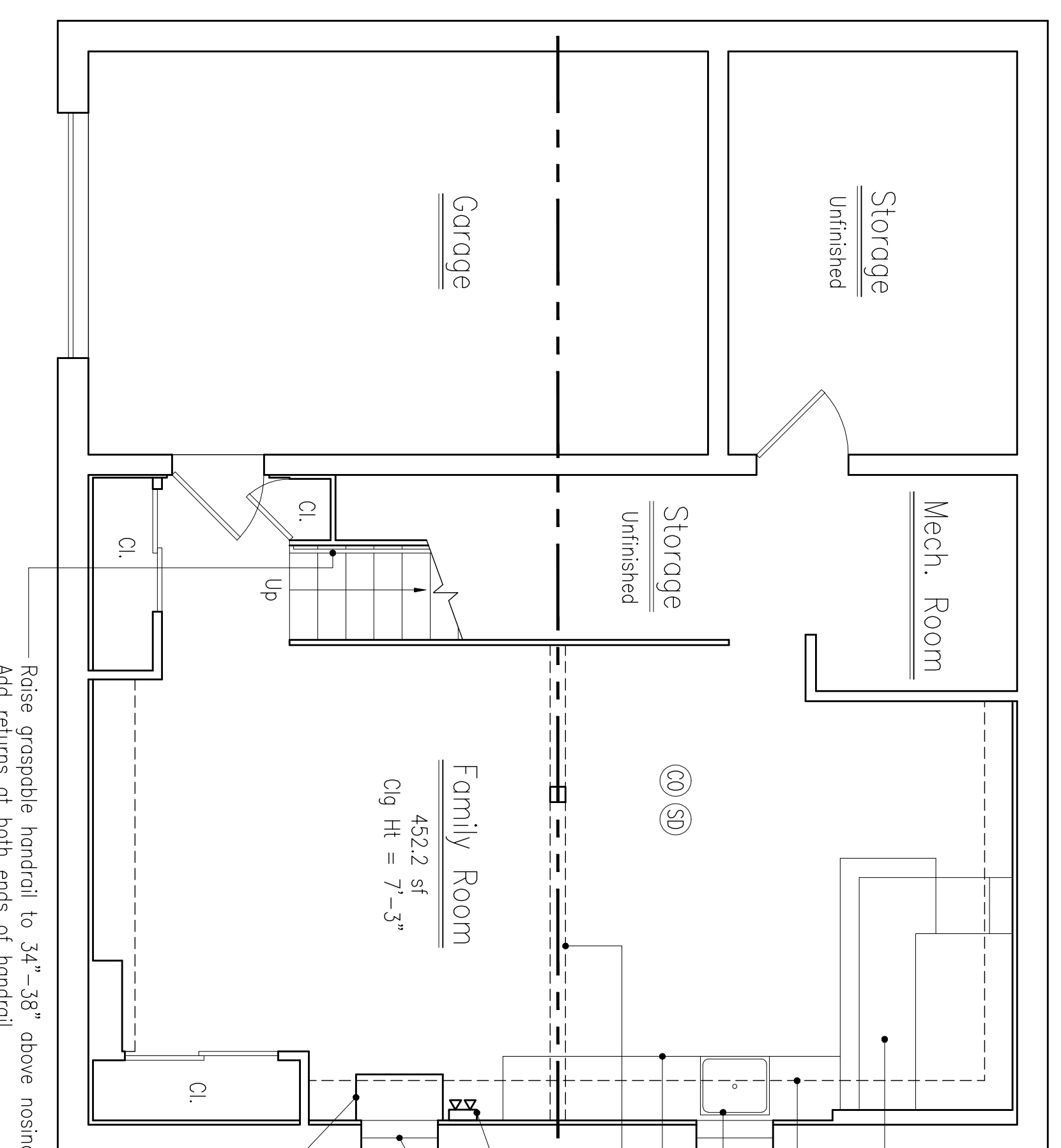
Section A-A
Scale: 1/2" = 1'-0"



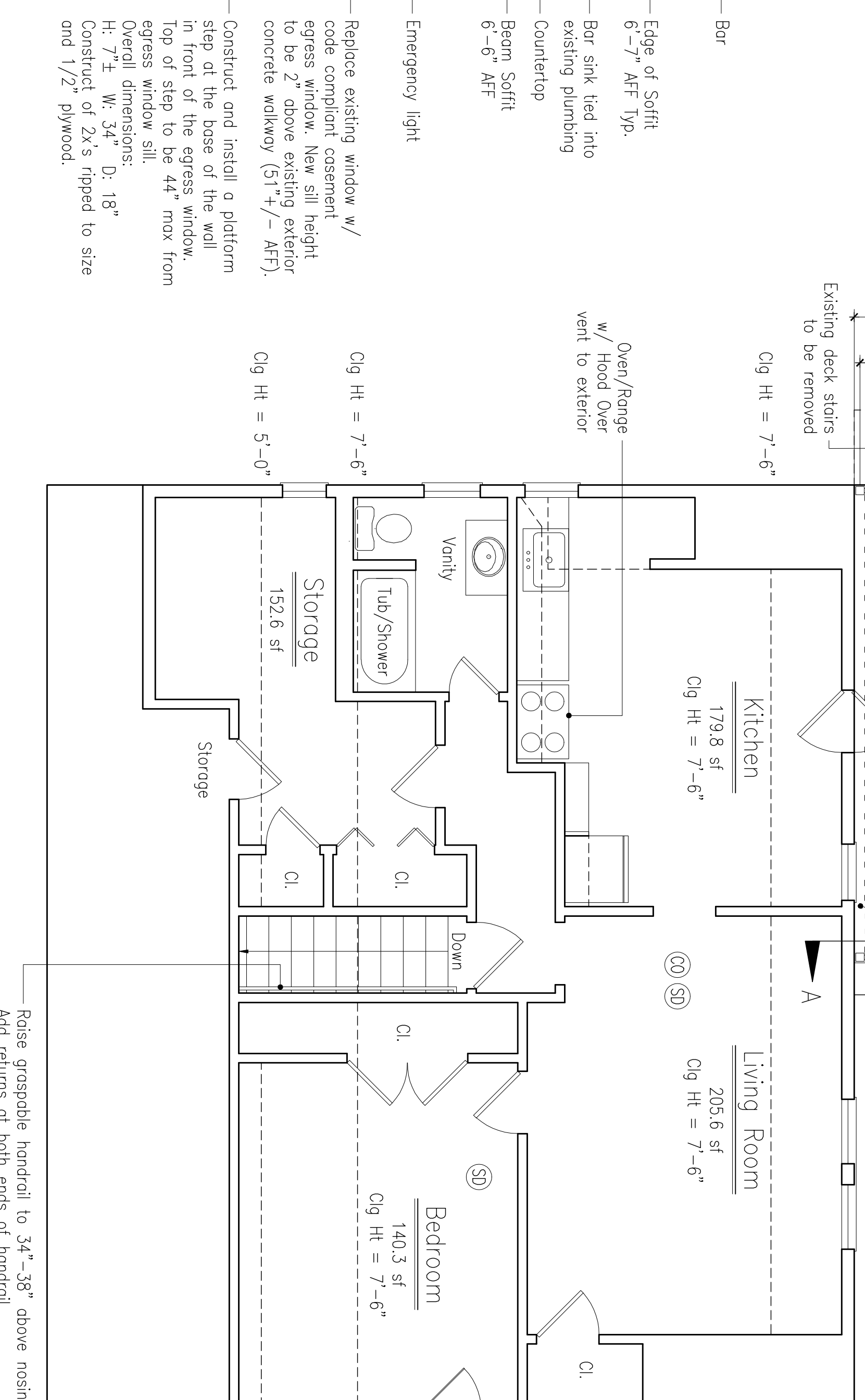
Locator Map
Not To Scale

Trex Surface Mount Post

Trex Surface Mount Post Hardware



Basement Floor Plan
Scale: 1/4" = 1'-0"



Second Floor Plan
Scale: 1/4" = 1'-0"

Light and Ventilation Calculations

Habitable Space	Floor Area	8% Glazing Area Required/Provided	Conforms?	4% Ventilation Area Required/Provided	Conforms?
Family Room (Basement)	452.2 sf	36.2 sf/18.2 sf*	No	18.1 sf/18.2 sf	Yes
Kitchen (2nd Floor)	1798 sf	14.4 sf/18.05 sf	Yes	7.2 sf/21.6 sf	Yes
Living Room (2nd Floor)	205.6 sf	16.5 sf/21.6 sf	Yes	8.3 sf/10.8 sf	Yes
Bedroom (2nd Floor)	140.3 sf	11.2 sf/21.2 sf**	Yes	5.6 sf/25.6 sf**	Yes

*The existing lighting system provides artificial light of a level of illumination equal to or greater than 6 foot candles 30' AFF.
**New casement window is to be sized for egress and required venting and natural light.

FLOATING DECK NOTES:
Remove existing deck and stair construction.
Seal all penetrations in existing EPDM roof.
New floating deck construction: 5/4x6 PT decking sleepers on dimpled rubber roof pods on existing roof - 16" oc. Align decking with existing roof rafters below. Connect decking sleepers with metal "I" brackets. Install 5/4x6 Trex decking perpendicular to sleepers. Avoid penetrating existing roof.
NOTE:
Exterior wall cavity is filled with insulation. Home predates the inception of the NY State Energy Conservation Construction Code effective January 1st, 1979.
NOTE:
All plumbing fixtures connected to existing plumbing.

Remove in-wall air conditioning unit from below window.
Lower window sill to within 14" of exterior grade.
Replace existing window with casement window.
Casement window is to be sized for egress and required venting and natural light - see Light and Ventilation Calculations.
Window pane is to be tempered if within 18" of finished floor.

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White Plains, NY 10603

Owner:
Putorti, LaCava, Tripodi Residence
Project:
Basement and Second Floor Legalization

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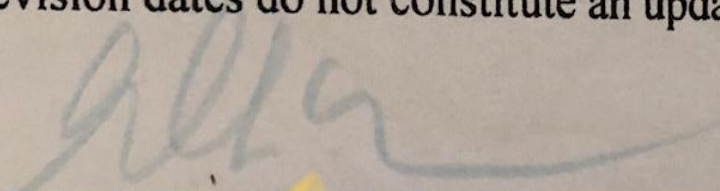
3 of 3



Signature is light, seal is raised.

Possession only where indicated

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for New York State Association of Land Surveyors. This Survey is a representation of the property surveyed on July 6, 2021, the date that the field work was performed. Subsequent revision dates do not constitute an updated survey.



Eliot Senor, L.S. New York State Lic. No. 049822

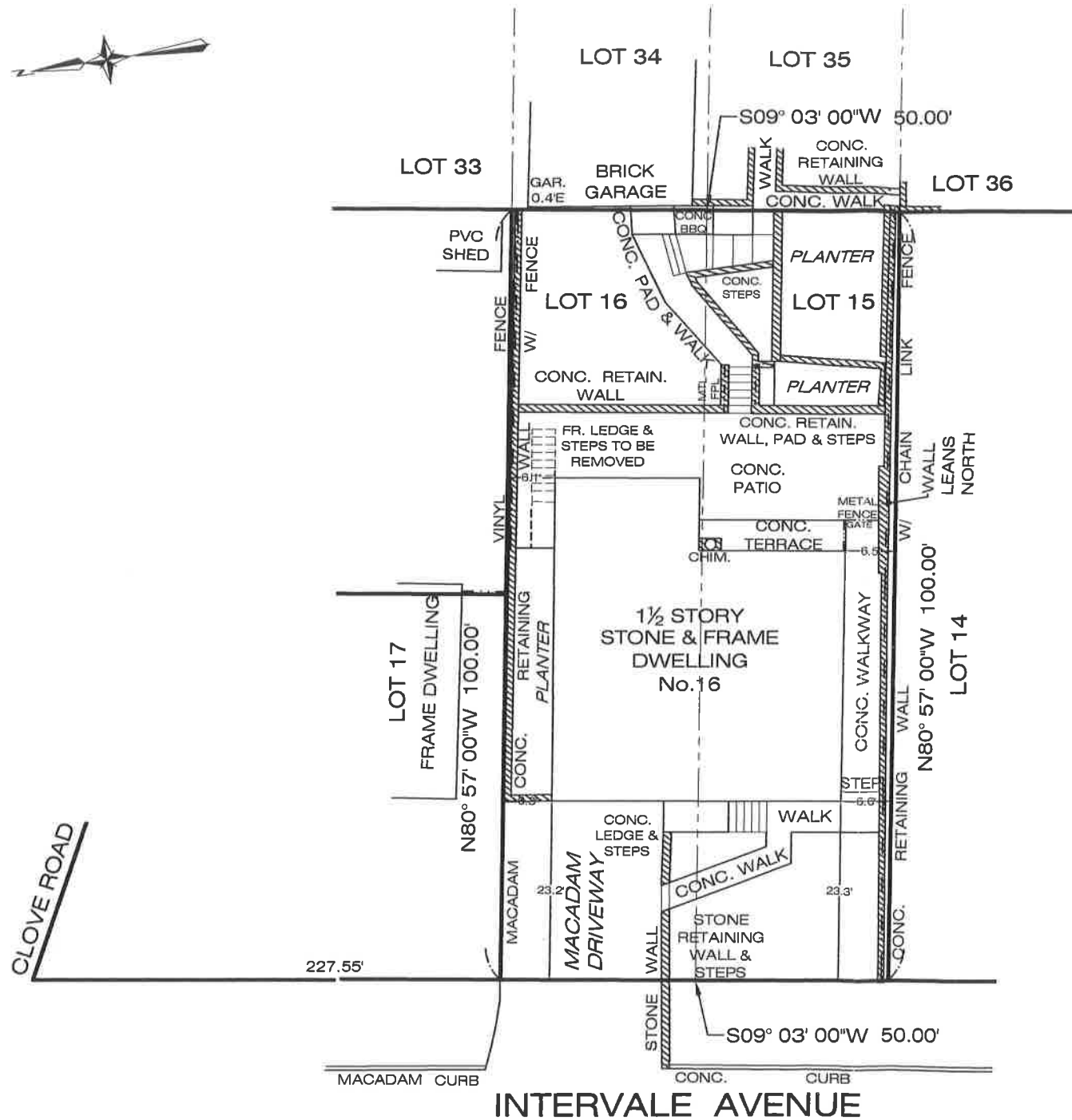
Copies of the survey map not bearing the land surveyor's original blue signature and embossed seal shall not be considered to be a true and valid copy. Copyright © E. Senor, P.C., 2021. **ALL RIGHTS RESERVED.**

Certifications indicated are limited only to the entity for which this survey was prepared and on its behalf to the title company, governmental agency and lending institution for the policy numbers listed hereon. These certifications are not transferable.

A Title report lists easements and restrictions that are recorded in the County's

LEGEND

- CATCH BASIN
- DRAIN INLET
- UTILITY POLE
- SIGN POST
- ⊕ HYDRANT
- ⊗ WATER VALVE
- ⊗ GAS VALVE
- ⊙ LIGHT POLE
- TRAFFIC POLE
- Ⓣ TELE. MANHOLE
- ⊠ ELECTRIC BOX
- Ⓢ SEWER MANHOLE
- Ⓜ WATER MANHOLE
- Ⓧ ELECTRIC MANHOLE
- Ⓞ DRAIN MANHOLE
- Ⓜ MANHOLE
- +242.5 EXIST. ELEV.
- +(242.5) PROP'D ELEV.
- ☀ EVERGREEN
- 14 TREE SIZE



Possession only where indicated

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for New York State Association of Land Surveyors. This Survey is a representation of the property as surveyed on July 6, 2021, the date that the field work was performed. Subsequent revision dates do not constitute an updated survey.

Eliot Senor, L.S. New York State Lic. No. 049822

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Certifications indicated are limited only to the entity for which this survey was prepared and on its behalf to the title company, governmental agency and lending institution for the policy numbers listed hereon. These certifications are not transferable.

A Title report lists easements and restrictions that are recorded in the County's Clerk's office, if the report was not provided these easements and or restrictions may not be shown. A copy of the title report was not provided. A copy of the deed was provided. There may also be Easements and Restrictions that are not recorded. Survey may be subject to easements not shown.

Surface elevations and underground appurtenances, if any, whether or not shown are not certified. Fences or possession lines generally do not follow a straight line. The survey shows straight lines between located points. Any dimensions shown are to the surveyed point only. Labeled dimensions cannot be used for any other point along the line.

Unauthorized alteration or additions to the survey map is a violation of Section 7209 sub-section 2 of the New York State Education Law

Certified to: Carol Putorti, Nancy LaCava and Joanne Tripodi only.

NOT FOR TITLE TRANSFER

**SURVEY OF
LOT Nos. 15 & 16
AS SHOWN ON THE MAP OF
KENSICO MANOR
LOCATED IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK.**

SCALE: 1" = 20'

DATE: JULY 19, 2021

GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER • LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-3009

Said "Map" is filed in the Westchester County Clerk's office, Division of Land Records, on August 24, 1900 as R.O. Map number 1368.

STATE OF NEW YORK
 COUNTY: Westchester
 TOWN OF NORTH CASTLE
 SWIS: 553800 (NORTH CASTLE)

2016 TOWN FINAL ROLL
 TAXABLE SECTION OF THE ROLL - 1
 PARCEL ID ORDER
 UNIFORM PERCENT OF VALUE = 2.34

PAGE: 787
 ROLL PRINT DATE: 9/14/2016
 VALUATION DATE: 7/1/2015
 TAXABLE STATUS DATE: 5/1/2016

TAX MAP PARCEL ID	CD	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME		SCHOOL DISTRICT	---LAND---	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS		PARCEL SIZE/GRID COORD	--TOTAL---	SPECIAL DISTRICTS			

122.08-1-28		16 INTERVALE AVE			122.08-1-28		
		220 TWO FAMILY RES				ACCT: R2F	
GARZIA MARY		VALHALLA CENTRAL	1,200	41131 ALT COM V	2,106	2,106	
PUTORTI CAROL		5/14/14		41134 ALT COM V			468
LACAVA NANCY & TRIPODI JO		M13C	10,800	41800 AGED-ALL	4,347	4,347	5,166
16 INTERVALE AVE		ACREAGE 0.11		41834 STAR SEN			4,690
N WHITE PLAINS NY 10603		EAST 694018 NRTH 814174		COUNTY TAXABLE		4,347	
		FULL MKT VAL 461,538		TOWN TAXABLE		4,347	
				SCHOOL TAXABLE		476	
				AD381 AMBULANCE DIST		10,800	TO
				CS381 UPPR BNX VAL SD		10,800	TO C
				FD381 FIRE DIST #1		10,800	TO
				LT381 LIGHT DIST #1		10,800	TO
				SD381 SEWER DIST #1		10,800	TO C
				WD381 WATER D #1 CAP		10,800	TO C

122.08-1-29		18 INTERVALE AVE			122.08-1-29		
		220 TWO FAMILY RES				ACCT: R2F	
BERRIOS JOSE R		VALHALLA CENTRAL	1,200	41131 ALT COM V	2,106	2,106	
18 INTERVALE AVE		5/14/11.A		41134 ALT COM V			468
N WHITE PLAINS NY 10603		M13C	10,800	COUNTY TAXABLE		8,694	
		ACREAGE 0.12		TOWN TAXABLE		8,694	
		EAST 694026 NRTH 814226		SCHOOL TAXABLE		10,332	
		DEED BK 56070 PG 3423		AD381 AMBULANCE DIST		10,800	TO
		BANK 01		CS381 UPPR BNX VAL SD		10,800	TO C
		FULL MKT VAL 461,538		FD381 FIRE DIST #1		10,800	TO
				LT381 LIGHT DIST #1		10,800	TO
				SD381 SEWER DIST #1		10,800	TO C
				WD381 WATER D #1 CAP		10,800	TO C

122.08-1-30		EMMALON AVE			122.08-1-30		
		311 RES VACANT LAND				ACCT: R2F	
DEMARCO JOHN		VALHALLA CENTRAL	400	COUNTY TAXABLE		400	
31 EMMALON AVE		5/14/9.A		TOWN TAXABLE		400	
N WHITE PLAINS NY 10603		M13C	400	SCHOOL TAXABLE		400	
		ACREAGE 0.04		AD381 AMBULANCE DIST		400	TO
		EAST 694072 NRTH 814280		CS381 UPPR BNX VAL SD		400	TO C
		DEED BK 55152 PG 3093		FD381 FIRE DIST #1		400	TO
		FULL MKT VAL 17,094		LT381 LIGHT DIST #1		400	TO
				SD381 SEWER DIST #1		400	TO C
				WD381 WATER D #1 CAP		400	TO C

122.08-1-31		20 INTERVALE AVE			122.08-1-31		
		220 TWO FAMILY RES				ACCT: R2F	
DIANO JOSEPH A		VALHALLA CENTRAL	1,300	COUNTY TAXABLE		10,000	
149 CLOVE BRANCH RD		5/14/9		TOWN TAXABLE		10,000	
HOPEWELL JUNCTION NY 1253		M13C	10,000	SCHOOL TAXABLE		10,000	
		ACREAGE 0.12		AD381 AMBULANCE DIST		10,000	TO
		EAST 694024 NRTH 814291		CS381 UPPR BNX VAL SD		10,000	TO C
		DEED BK 56097 PG 3076		FD381 FIRE DIST #1		10,000	TO
		FULL MKT VAL 427,350		LT381 LIGHT DIST #1		10,000	TO
				SD381 SEWER DIST #1		10,000	TO C
				WD381 WATER D #1 CAP		10,000	TO C

STATE OF NEW YORK
 COUNTY: Westchester
 TOWN OF NORTH CASTLE
 SWIS: 553800 (NORTH CASTLE)

2017 TOWN FINAL ROLL
 TAXABLE SECTION OF THE ROLL - 1
 PARCEL ID ORDER
 UNIFORM PERCENT OF VALUE = 2.19

PAGE: 791
 ROLL PRINT DATE: 9/15/2017
 VALUATION DATE: 7/1/2016
 TAXABLE STATUS DATE: 5/1/2017

TAX MAP PARCEL ID	CD	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME		SCHOOL DISTRICT	---LAND---	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS		PARCEL SIZE/GRID COORD	--TOTAL---	SPECIAL DISTRICTS			
***** 122.08-1-28 *****							
		16 INTERVALE AVE			122.08-1-28		ACCT: R2F
122.08-1-28		220 TWO FAMILY RES		41131 ALT COM V	1,971	1,971	
GARZIA MARY		VALHALLA CENTRAL	1,200	41134 ALT COM V			438
PUTORTI CAROL		5/14/14		41800 AGED-ALL	4,415	4,415	5,181
LACAVA NANCY & TRIPODI JO		M13C	10,800	41834 STAR SEN			4,370
16 INTERVALE AVE		ACREAGE 0.11		COUNTY TAXABLE		4,414	
N WHITE PLAINS NY 10603		EAST 694018 NRTH 814174		TOWN TAXABLE		4,414	
		FULL MKT VAL 493,150		SCHOOL TAXABLE		811	
				AD381 AMBULANCE DIST		10,800	TO
				CS381 UPPR BNX VAL SD		10,800	TO C
				FD381 FIRE DIST #1		10,800	TO
				LT381 LIGHT DIST #1		10,800	TO
				SD381 SEWER DIST #1		10,800	TO C
				WD381 WATER D #1 CAP		10,800	TO C
***** 122.08-1-29 *****							
		18 INTERVALE AVE			122.08-1-29		ACCT: R2F
122.08-1-29		220 TWO FAMILY RES		41131 ALT COM V	1,971	1,971	
BERRIOS JOSE R		VALHALLA CENTRAL	1,200	41134 ALT COM V			438
18 INTERVALE AVE		5/14/11.A		99999 STAR CREDIT			
N WHITE PLAINS NY 10603		M13C	10,800	COUNTY TAXABLE		8,829	
		ACREAGE 0.12		TOWN TAXABLE		8,829	
		EAST 694026 NRTH 814226		SCHOOL TAXABLE		10,362	
		DEED BK 56070 PG 3423		AD381 AMBULANCE DIST		10,800	TO
		BANK 01		CS381 UPPR BNX VAL SD		10,800	TO C
		FULL MKT VAL 493,150		FD381 FIRE DIST #1		10,800	TO
				LT381 LIGHT DIST #1		10,800	TO
				SD381 SEWER DIST #1		10,800	TO C
				WD381 WATER D #1 CAP		10,800	TO C
***** 122.08-1-30 *****							
		EMMALON AVE			122.08-1-30		ACCT: R2F
122.08-1-30		311 RES VACANT LAND		COUNTY TAXABLE		400	
DEMARCO JOHN		VALHALLA CENTRAL	400	TOWN TAXABLE		400	
31 EMMALON AVE		5/14/9.A		SCHOOL TAXABLE		400	
N WHITE PLAINS NY 10603		M13C	400	AD381 AMBULANCE DIST		400	TO
		ACREAGE 0.04		CS381 UPPR BNX VAL SD		400	TO C
		EAST 694072 NRTH 814280		FD381 FIRE DIST #1		400	TO
		DEED BK 55152 PG 3093		LT381 LIGHT DIST #1		400	TO
		FULL MKT VAL 18,264		SD381 SEWER DIST #1		400	TO C
				WD381 WATER D #1 CAP		400	TO C
***** 122.08-1-31 *****							
		20 INTERVALE AVE			122.08-1-31		ACCT: R2F
122.08-1-31		220 TWO FAMILY RES		COUNTY TAXABLE		10,000	
DIANO JOSEPH A		VALHALLA CENTRAL	1,300	TOWN TAXABLE		10,000	
149 CLOVE BRANCH RD		5/14/9		SCHOOL TAXABLE		10,000	
HOPEWELL JUNCTION NY 1253		M13C	10,000	AD381 AMBULANCE DIST		10,000	TO
		ACREAGE 0.12		CS381 UPPR BNX VAL SD		10,000	TO C
		EAST 694024 NRTH 814291		FD381 FIRE DIST #1		10,000	TO
		DEED BK 56097 PG 3076		LT381 LIGHT DIST #1		10,000	TO
		FULL MKT VAL 456,621		SD381 SEWER DIST #1		10,000	TO C
				WD381 WATER D #1 CAP		10,000	TO C

STATE OF NEW YORK
 COUNTY: Westchester
 TOWN OF NORTH CASTLE
 SWIS: 553800 (NORTH CASTLE)

2018 TOWN FINAL ROLL
 TAXABLE SECTION OF THE ROLL - 1
 PARCEL ID ORDER
 UNIFORM PERCENT OF VALUE = 2.26

PAGE: 792
 ROLL PRINT DATE: 9/17/2018
 VALUATION DATE: 7/1/2017
 TAXABLE STATUS DATE: 5/1/2018

TAX MAP PARCEL ID	CD	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME		SCHOOL DISTRICT	---LAND---	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS		PARCEL SIZE/GRID COORD	--TOTAL---	SPECIAL DISTRICTS			

122.08-1-28		16 INTERVALE AVE			122.08-1-28		
		220 TWO FAMILY RES			ACCT: R2F		
GARZIA MARY		VALHALLA CENTRAL	1,200	41131 ALT COM V	2,034	2,034	
PUTORTI CAROL		5/14/14		41134 ALT COM V			452
LACAVA NANCY & TRIPODI JO		M13C	10,800	41800 AGED-ALL	4,383	4,383	5,174
16 INTERVALE AVE		ACREAGE 0.11		41834 STAR SEN			4,620
N WHITE PLAINS NY 10603		EAST 694018 NRTH 814174		COUNTY TAXABLE		4,383	
		FULL MKT VAL 477,876		TOWN TAXABLE		4,383	
				SCHOOL TAXABLE		554	
				AD381 AMBULANCE DIST		10,800	TO
				CS381 UPPR BNX VAL SD		10,800	TO C
				FD381 FIRE DIST #1		10,800	TO
				LT381 LIGHT DIST #1		10,800	TO
				SD381 SEWER DIST #1		10,800	TO C
				WD381 WATER D #1 CAP		10,800	TO C

122.08-1-29		18 INTERVALE AVE			122.08-1-29		
		220 TWO FAMILY RES			ACCT: R2F		
BERRIOS JOSE R		VALHALLA CENTRAL	1,200	41131 ALT COM V	2,034	2,034	
18 INTERVALE AVE		5/14/11.A		41134 ALT COM V			452
N WHITE PLAINS NY 10603		M13C	10,800	COUNTY TAXABLE		8,766	
		ACREAGE 0.12		TOWN TAXABLE		8,766	
		EAST 694026 NRTH 814226		SCHOOL TAXABLE		10,348	
		DEED BK 56070 PG 3423		AD381 AMBULANCE DIST		10,800	TO
		BANK 01		CS381 UPPR BNX VAL SD		10,800	TO C
		FULL MKT VAL 477,876		FD381 FIRE DIST #1		10,800	TO
				LT381 LIGHT DIST #1		10,800	TO
				SD381 SEWER DIST #1		10,800	TO C
				WD381 WATER D #1 CAP		10,800	TO C

122.08-1-30		EMMALON AVE			122.08-1-30		
		311 RES VACANT LAND			ACCT: R2F		
DEMARCO JOHN		VALHALLA CENTRAL	400	COUNTY TAXABLE		400	
38 MEETING HOUSE RD		5/14/9.A		TOWN TAXABLE		400	
PAWLING NY 12564		M13C	400	SCHOOL TAXABLE		400	
		ACREAGE 0.04		AD381 AMBULANCE DIST		400	TO
		EAST 694072 NRTH 814280		CS381 UPPR BNX VAL SD		400	TO C
		DEED BK 55152 PG 3093		FD381 FIRE DIST #1		400	TO
		FULL MKT VAL 17,699		LT381 LIGHT DIST #1		400	TO
				SD381 SEWER DIST #1		400	TO C
				WD381 WATER D #1 CAP		400	TO C

122.08-1-31		20 INTERVALE AVE			122.08-1-31		
		220 TWO FAMILY RES			ACCT: R2F		
DIANO JOSEPH A		VALHALLA CENTRAL	1,300	COUNTY TAXABLE		10,000	
149 CLOVE BRANCH RD		5/14/9		TOWN TAXABLE		10,000	
HOPEWELL JUNCTION NY 1253		M13C	10,000	SCHOOL TAXABLE		10,000	
		ACREAGE 0.12		AD381 AMBULANCE DIST		10,000	TO
		EAST 694024 NRTH 814291		CS381 UPPR BNX VAL SD		10,000	TO C
		DEED BK 56097 PG 3076		FD381 FIRE DIST #1		10,000	TO
		FULL MKT VAL 442,477		LT381 LIGHT DIST #1		10,000	TO
				SD381 SEWER DIST #1		10,000	TO C
				WD381 WATER D #1 CAP		10,000	TO C

STATE OF NEW YORK
 COUNTY: Westchester
 TOWN OF NORTH CASTLE
 SWIS: 553800 (NORTH CASTLE)

2020 TOWN FINAL ROLL
 TAXABLE SECTION OF THE ROLL - 1
 PARCEL ID ORDER
 UNIFORM PERCENT OF VALUE = 2.38

PAGE: 792
 ROLL PRINT DATE: 9/15/2020
 VALUATION DATE: 7/1/2019
 TAXABLE STATUS DATE: 5/1/2020

TAX MAP PARCEL ID	CD	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME		SCHOOL DISTRICT	---LAND---	TAX DESCRIPTION			TAXABLE VALUE
CURRENT OWNERS ADDRESS		PARCEL SIZE/GRID COORD	--TOTAL---	SPECIAL DISTRICTS			

122.08-1-25		10 INTERVALE AVE			122.08-1-25		*****
10 INTERVALE AVENUE REALT		220 TWO FAMILY RES		COUNTY TAXABLE			ACCT: R2F
C/O ANN KELLY		VALHALLA CENTRAL	1,100	TOWN TAXABLE			7,300
PO BOX 193		5/14/21		SCHOOL TAXABLE			7,300
WHITE PLAINS NY 10605		M13C	7,300	AD381 AMBULANCE DIST			7,300 TO
		ACREAGE 0.11		CS381 UPPR BNX VAL SD			7,300 TO C
		EAST 693991 NRTH 814002		FD381 FIRE DIST #1			7,300 TO
		DEED BK 58267 PG 3326		LT381 LIGHT DIST #1			7,300 TO
		FULL MKT VAL 306,722		SD381 SEWER DIST #1			7,300 TO C
				WD381 WATER D #1 CAP			7,300 TO C

122.08-1-26		12 INTERVALE AVE			122.08-1-26		*****
STRONG ZELDA T		210 1 FAMILY RES		COUNTY TAXABLE			ACCT: R2F
12 INTERVALE AVE		VALHALLA CENTRAL	1,200	TOWN TAXABLE			4,900
N WHITE PLAINS NY 10603		5/14/19		SCHOOL TAXABLE			4,900
		M13C	4,900	AD381 AMBULANCE DIST			4,900 TO
		ACREAGE 0.11		CS381 UPPR BNX VAL SD			4,900 TO C
		EAST 693999 NRTH 814050		FD381 FIRE DIST #1			4,900 TO
		BANK 0158055		LT381 LIGHT DIST #1			4,900 TO
		FULL MKT VAL 205,882		SD381 SEWER DIST #1			4,900 TO C
				WD381 WATER D #1 CAP			4,900 TO C

122.08-1-27		14 INTERVALE AVE			122.08-1-27		*****
TATANANNI JOSEPHINE		210 1 FAMILY RES		41121 ALT WAR V	1,140	1,140	
14 INTERVALE AVE		VALHALLA CENTRAL	1,700	41124 ALT WAR V			286
N WHITE PLAINS NY 10603		5/14/16		41800 AGED-ALL	3,230	3,230	3,657
		M13C	7,600	41834 STAR SEN			3,657
		ACREAGE 0.17		COUNTY TAXABLE		3,230	
		EAST 694009 NRTH 814112		TOWN TAXABLE		3,230	
		FULL MKT VAL 319,327		SCHOOL TAXABLE		0	
				AD381 AMBULANCE DIST		7,600 TO	
				CS381 UPPR BNX VAL SD		7,600 TO C	
				FD381 FIRE DIST #1		7,600 TO	
				LT381 LIGHT DIST #1		7,600 TO	
				SD381 SEWER DIST #1		7,600 TO C	
				WD381 WATER D #1 CAP		7,600 TO C	

122.08-1-28		16 INTERVALE AVE			122.08-1-28		*****
GARZIA MARY		220 TWO FAMILY RES		41131 ALT COM V	2,142	2,142	
PUTORTI CAROL		VALHALLA CENTRAL	1,200	41134 ALT COM V			476
LACAVA NANCY & TRIPODI JO		5/14/14		41834 STAR SEN			4,200
16 INTERVALE AVE		M13C	10,800	COUNTY TAXABLE		8,658	
N WHITE PLAINS NY 10603		ACREAGE 0.11		TOWN TAXABLE		8,658	
		EAST 694018 NRTH 814174		SCHOOL TAXABLE		6,124	
		FULL MKT VAL 453,781		AD381 AMBULANCE DIST		10,800 TO	
				CS381 UPPR BNX VAL SD		10,800 TO C	
				FD381 FIRE DIST #1		10,800 TO	
				LT381 LIGHT DIST #1		10,800 TO	
				SD381 SEWER DIST #1		10,800 TO C	
				WD381 WATER D #1 CAP		10,800 TO C	

STATE OF NEW YORK
 COUNTY: Westchester
 TOWN OF NORTH CASTLE
 SWIS: 553800 (NORTH CASTLE)

2020 TOWN FINAL ROLL
 TAXABLE SECTION OF THE ROLL - 1
 PARCEL ID ORDER
 UNIFORM PERCENT OF VALUE = 2.38

PAGE: 792
 ROLL PRINT DATE: 9/15/2020
 VALUATION DATE: 7/1/2019
 TAXABLE STATUS DATE: 5/1/2020

TAX MAP PARCEL ID	CD	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME		SCHOOL DISTRICT	---LAND---	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS		PARCEL SIZE/GRID COORD	--TOTAL---	SPECIAL DISTRICTS			

122.08-1-25		10 INTERVALE AVE 220 TWO FAMILY RES	1,100	COUNTY TAXABLE	122.08-1-25	7,300	ACCT: R2F
10 INTERVALE AVENUE REALT C/O ANN KELLY PO BOX 193 WHITE PLAINS NY 10605		VALHALLA CENTRAL 5/14/21 M13C ACREAGE 0.11 EAST 693991 NRTH 814002 DEED BK 58267 PG 3326 FULL MKT VAL 306,722	7,300	TOWN TAXABLE SCHOOL TAXABLE AD381 AMBULANCE DIST CS381 UPPR BNX VAL SD FD381 FIRE DIST #1 LT381 LIGHT DIST #1 SD381 SEWER DIST #1 WD381 WATER D #1 CAP		7,300 7,300 7,300 TO 7,300 TO C 7,300 TO 7,300 TO 7,300 TO C 7,300 TO C	

122.08-1-26		12 INTERVALE AVE 210 1 FAMILY RES	1,200	COUNTY TAXABLE	122.08-1-26	4,900	ACCT: R2F
STRONG ZELDA T 12 INTERVALE AVE N WHITE PLAINS NY 10603		VALHALLA CENTRAL 5/14/19 M13C ACREAGE 0.11 EAST 693999 NRTH 814050 BANK 0158055 FULL MKT VAL 205,882	4,900	TOWN TAXABLE SCHOOL TAXABLE AD381 AMBULANCE DIST CS381 UPPR BNX VAL SD FD381 FIRE DIST #1 LT381 LIGHT DIST #1 SD381 SEWER DIST #1 WD381 WATER D #1 CAP		4,900 4,900 4,900 TO 4,900 TO C 4,900 TO 4,900 TO 4,900 TO C 4,900 TO C	

122.08-1-27		14 INTERVALE AVE 210 1 FAMILY RES	1,700	41121 ALT WAR V	122.08-1-27	1,140	ACCT: R2F
TATANANNI JOSEPHINE 14 INTERVALE AVE N WHITE PLAINS NY 10603		VALHALLA CENTRAL 5/14/16 M13C ACREAGE 0.17 EAST 694009 NRTH 814112 FULL MKT VAL 319,327	7,600	41124 ALT WAR V 41800 AGED-ALL 41834 STAR SEN COUNTY TAXABLE TOWN TAXABLE SCHOOL TAXABLE AD381 AMBULANCE DIST CS381 UPPR BNX VAL SD FD381 FIRE DIST #1 LT381 LIGHT DIST #1 SD381 SEWER DIST #1 WD381 WATER D #1 CAP		3,230 3,230 3,230 3,230 0 7,600 TO 7,600 TO C 7,600 TO 7,600 TO 7,600 TO 7,600 TO C 7,600 TO C	286 3,657 3,657

122.08-1-28		16 INTERVALE AVE 220 TWO FAMILY RES	1,200	41131 ALT COM V	122.08-1-28	2,142	ACCT: R2F
GARZIA MARY PUTORTI CAROL LACAVA NANCY & TRIPODI JO 16 INTERVALE AVE N WHITE PLAINS NY 10603		VALHALLA CENTRAL 5/14/14 M13C ACREAGE 0.11 EAST 694018 NRTH 814174 FULL MKT VAL 453,781	10,800	41134 ALT COM V 41834 STAR SEN COUNTY TAXABLE TOWN TAXABLE SCHOOL TAXABLE AD381 AMBULANCE DIST CS381 UPPR BNX VAL SD FD381 FIRE DIST #1 LT381 LIGHT DIST #1 SD381 SEWER DIST #1 WD381 WATER D #1 CAP		2,142 8,658 8,658 6,124 10,800 TO 10,800 TO C 10,800 TO 10,800 TO 10,800 TO C 10,800 TO C	476 4,200
