



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 Description: Convert single family house to two family house
Street Location: 83 WASHINGTON AVE
Zoning District: R-2F Tax ID: 122.12-1-23 Application No.: 2022-0989
RPRC DECISION: RPRC - Requires Planning Board
Date: 12/06/2022

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board approval of the proposed project is **REQUIRED**.

The following issues will need to be addressed with your submission to the Planning Board:

- The site plan should be revised to depict property lines.
- The submitted survey and site plan do not depict the same conditions. Specifically, the submitted site plan depicts a larger parking area as compared to the submitted survey (wall near front door, walkway, stair/walk to neighboring property, etc.). The Applicant should explain and coordinate plans.
- The proposed four space parking area is not adequately sized to accommodate four vehicles. The plan should depict four 9' x 18' spaces. Any space bordered by two walls (including the house) shall be 10' x 20' pursuant to Section 355-56.D of the Town Code. The site plan shall demonstrate that there is adequate maneuvering room for cars to access the four spaces. As designed, it appears impossible for four cars to properly maneuver within the parking area. It is recommended that the site plan be revised to expand the parking area to the maximum extent practicable and demonstrate that four off-street parking spaces are possible.
- If the driveway is proposed to be expanded, the Applicant should submit a gross land coverage calculations worksheet and backup data for review.
- The Applicant is proposing to add an additional dwelling unit to the house and increase the intensity of use of the property. The Applicant should demonstrate that the driveway meets the minimum requirements of the Town Code. In addition, the Applicant should demonstrate that adequate sight distance is provided.

At this time, you must submit an application to the Planning Board addressing the above issues

If you would like to further discuss this matter, please do not hesitate to contact the Planning Department.

Adam R. Kaufman, AICP
Director of Planning