



# 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 RETURN LETTER

Application Number: 2022-0988

Street Location: 22 GENERAL HEATH AVE

Zoning District: R-5      Property Acreage: 0.12      Tax ID: 122.16-3-59

RPRC DECISION: OPEN

Date: 12/06/2022

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on December 6, 2022.

The Committee determined that given the submitted plans, additional information is required to be reviewed prior to a decision of the RPRC.

The following issues should be addressed at this time:

- The site plan should be revised to depict the location of the new deck.
- The site plan should dimension the two off-street parking spaces.
- The site plan should depict how vehicles will maneuver into and out of the two parking spaces (with the new deck depicted). It appears that vehicle maneuvering will be difficult or impossible.
- The site plan should be revised to depict the distance from the new deck to the side and rear property lines.
- The site plan should include a zoning conformance chart identifying the minimum setback requirements in the R-5 Zoning District, the distance of the new deck to those property lines and indicate whether the new deck complies with the minimum zoning setback requirements.
- The site plan depicts a new off-street parking area in a garden and lawn area. The site plan should be revised to depict details of how the parking area will be improved. Section 355-56.B of the Town Code requires that off-street parking facilities be enclosed in a structure or may be open, provided that all required parking facilities shall be graded, surfaced, drained and suitably maintained to the extent deemed necessary by the Town Engineer to avoid nuisances of dust, erosion or excessive water flow across public ways or adjacent lands.
- In addition, the Applicant will need to provide a stormwater mitigation plan for review.
- Furthermore, the Applicant will need to submit a gross land coverage calculation worksheet and backup data for review.

- The site plan depicts walls and stairs within the General Heath road right-of-way. The Applicant should submit documentation demonstrating that those improvements have been permitted by the Town. If such documentation does not exist, the walls and steps should be relocated to the subject property or the Applicant should obtain a license from the Town Board.

Please submit revised plans addressing the above issues to the RPRC. If revised plans will not be submitted, please contact my office so that the RPRC can reconvene and conclude the review process.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3000 x43.

Adam R. Kaufman, AICP  
Director of Planning