



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: HELD OVER

Date: 01/10/2023

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on January 10, 2023 .

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 depict how vehicles will maneuver into and out of the two parking spaces (with the new deck depicted) using a standard vehicle turning template or by depicting dimensions to the satisfaction of the Town Engineer. In addition, the size of the proposed off-street parking spaces should be dimensioned on the plan. 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 Applicant will need to submit a gross land coverage calculation worksheet and backup data for review. The gross land coverage calculations backup should include the percentage of the grasscrete paver system counted toward gross land coverage. A detail/exhibit should be submitted that demonstrates the percentage of the paver that is open space if less than 100% of the area is proposed as land coverage.

- 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 914-273-3500 x43.

Adam R. Kaufman, AICP
Director of Planning