STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT
July 6, 2021

APPLICATION NUMBER - NAME	SBL
#19-010 – Gentile Site Plan Approval	108.03-3-54
MEETING DATE	PROPERTY ADDRESS/LOCATION
July 12, 2021	9 Barnard Road

BRIEF SUMMARY OF REQUEST

51,406 sq.ft. property located in the R-1A Zoning District.

Planning Board site plan submission that proposes the legalization of the existing wall, fill, grading and tree removal at the front westerly side of property and legalization of the frame shed on the easterly side of the property.

This property was recently referred for Planning Board site plan approval by the RPRC.

PENDING ACTION: ■ Plan Review   ☐ Town Board Referral   ☐ Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1A One-Family Residence District (1 acre)	Existing Single-family home	Residential	Wall, Shed, Tree Removal	1.18 acres

PROPERTY HISTORY

Existing Single Family Home

2019 – Summons Issued by the Building Department:

- Constructed a retaining wall along the front right of the property, extending from the front of the property to the rear of the property, roughly 342 feet long, ranging in height from 2 feet at some points to almost 9 feet at other points. The property owner has raised the entire grade to match the height of the retaining wall.

- Located at the right side and rear of the property, a berm has been created roughly 220 feet long by 15 feet wide by 4 feet high with trees planted on top.

- The total of all areas of land that has been disturbed is between 5000- 6000 square feet.

- At the rear left of the property, an addition to the existing shed has been created.

- At the front right of the property, in the driveway, a drain has been installed with a pipe that runs underground, exiting near the property line which is directing the water into the neighboring properties of 11 and 13 Barnard Road causing erosion and flooding issues at the rear of their properties.

COMPATIBILITY with the COMPREHENSIVE PLAN

- Continue to take neighborhood context into account in approving new single-family homes.
- Continue to protect natural resources and environmentally sensitive areas such as rivers, streams, lakes, ponds, wetlands, flood plains, aquifers, wildlife habitats, steep slopes and forested areas, significant trees, and woodlands, among others, from unnecessary and avoidable impacts.
- Continue strong protection of tree cover through the tree removal permitting process.
- Preserve the current overall development pattern of North Castle and its neighborhoods. Be sure new development responds to environmental constraints, particularly for preservation of the New York City watershed.
- Maintain the quality-of-life created by physical and natural attributes, by structuring development that promotes sound conservation measures.
- The Town should encourage residential development that is compatible in scale, density, and character with its neighborhood and natural environment.

STAFF RECOMMENDATIONS

1. The Applicant should be directed to address all outstanding staff and consultant's comments.

2. The Planning Board will need to determine whether the project is compatible with the Comprehensive Plan.

Procedural Comments	Staff Notes
1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA). 2. A neighbor notification meeting will need to be scheduled. 3. The Planning Board should schedule a site visit.	
General Comments 1. The Planning Board last discussed this project at the January 27, 2020 Planning Board Meeting. At that time, the Planning Board directed the Applicant to address all of the comments included in the Town Planner's memo and the Town Engineer's memo. 2. The submission has been revised to remove the previously proposed house addition, patio and septic system. 3. The site plan should depict proposed Town-regulated tree removal associated with the previously issued summons for the walls, grading, etc. 4. The Applicant will need to seek a fill permit for any fill brought to the site in accordance with Chapter 161 of the Town Code.	It is recommended that the Applicant be required to submit a tree removal mitigation plan.