



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

July 26, 2022

APPLICATION NUMBER - NAME

#19-010 – Gentile
Site Plan Approval

SBL
108.03-3-54

MEETING DATE

September 12, 2022

PROPERTY ADDRESS/LOCATION

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

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 Applicant last appear in front of the Planning Board on August 9, 2021. At that time the Planning Board indicated that the current wall location would be acceptable, if the Applicant retained the services of a Landscape Architect to design a significant planting plan to screen the wall and provide an attractive planting bed at the base of the wall.
2. At the August 9, 2021 Planning Board meeting, the Applicant was directed to revise the site plan to remove the existing wall located in the right-of-way.
3. The application has been amended to now include the legalization of an existing shed. The submitted gross floor area worksheet and backup data do not equate. The worksheet and backup exhibit should be corrected. The shed elevations should be revised to demonstrate that the shed is less than 15 feet in height (average grade to roof midpoint).
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.

Staff Notes

The planting plan does not appear to have been revised since the last time this application has been before the Planning Board.

The proposed planting plan includes 2 hollies, a Norway spruce and an eastern white pine. The Planning Board will need to determine whether the proposed planting plan is adequate. It is recommended that the plan be revised to provide additional trees as well as the establishment of a significant planting bed at the base of the wall.