



**STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT**

May 28, 2021

APPLICATION NUMBER - NAME  
#2020-036 – 17 North Lake Rd  
Site Development Plan and Tree Removal Permit Approvals

SBL  
101.02-2-29

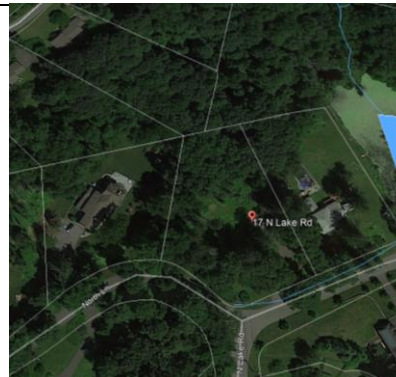
MEETING DATE  
June 14, 2021

PROPERTY ADDRESS/LOCATION  
17 N. Lake Rd.

**BRIEF SUMMARY OF REQUEST**

Construction of a new two-story, single family dwelling with municipal water supply and on-site wastewater treatment system along with pool and driveway.

This project was referred to the Planning Board by the Residential Project Review Committee.



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 Zoning District	Single Family Residential	Residential	New House and Appurtenances	1.24 acres

**PROPERTY HISTORY**

**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 & PLANNING BOARD POLICY DECISIONS**

1. The Planning Board should direct the Applicant to address the comments contained in this memo and resubmit to the Planning Board for further discussion.

<p><u>Procedural Comments</u></p> <ol style="list-style-type: none"> <li>1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).</li> <li>2. A neighbor notification meeting regarding the proposed amendment will need to be scheduled.</li> <li>3. Pursuant to Section 12-18.A of the Town Code, all site development plans submitted to the Planning Board are required to be referred to the Architectural Review Board (ARB) for review and comment.</li> </ol>	<p><u>Staff Notes</u></p> <p>Construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density.</p> <p>The ARB approved the proposed house at its May 19, 2021 meeting.</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> <li>1. The Planning Board at the April 12, 2021 meeting stated that the proposed plan appeared to be acceptable. The Planning Board suggested that the Applicant add a fence along the side property line adjacent to the driveway, which was not added to the plan.</li> <li>2. The submitted demolition plan depicts the removal of 27 Town-regulated trees.</li> <li>3. The pool is proposed a significant distance from the house in a location that is steeply sloped and heavily treed. It is recommended that the Applicant study an alternative location that minimizes disturbance and Town-regulated tree removal.</li> <li>4. Given the amount of tree removal and site disturbance, adjacent properties will experience significant visual impacts. The Applicant should note whether the septic expansion area is proposed to be cleared and graded at this time. If not, impacts will be substantially reduced and the site plan should be revised to indicate that this area shall remain undisturbed until the expansion area is required to be utilized.</li> <li>5. The Applicant should submit gross floor area and gross land coverage calculations worksheets for review. In addition, a backup floor area exhibit should also be submitted for review.</li> <li>6. The Applicant should identify building height (average grade to roof midpoint) and maximum exterior wall height (lowest grade to roof midpoint) on the submitted elevations.</li> </ol>	<p>Pursuant to Section 308-15.A(11) of the Town Code, the Applicant should prepare a replacement tree plan to mitigate the impacts from the proposed tree removal.</p> <p>In the October 20, 2020 response memo, the Applicant stated that The pool's location has been chosen due to the pitch required for discharge and due to the proposed primary septic area, see Engineers "Proposed Site Plan."</p> <p>In the R-1A Zoning District, maximum building height is 30 feet and maximum exterior wall height is 36 feet.</p>