



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

January 4, 2023

APPLICATION NUMBER - NAME  
#2020-046 – 45 Hurlingham Dr  
Rock Crusher Approval

SBL  
102.04-1-26

MEETING DATE  
January 17, 2023

PROPERTY ADDRESS/LOCATION  
45 Hurlingham Dr

**BRIEF SUMMARY OF REQUEST**

Application for the operation of an on-site portable rock crusher at the site of the previously approved 18,760 square foot single-family residence, a caretaker's cottage, a tennis court, patios and a dock within the R-2A Zoning District.



PENDING ACTION:       Plan Review       Town Board Referral       Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2A One-Family Residence District (2 acres)	Existing Lot Under Construction	Residential	House, driveway and yard areas.	10.3 acres

**PROPERTY HISTORY**

Previously approved residence, caretaker's cottage, tennis court, patios and dock

**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.

Procedural Comments

1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).

General Comments

1. The Applicant is requesting permission to utilize a rock crusher on site since a large amount of rock will be required to be removed for the proposed site work. The crushed rock will be used on site for backfilling and structural fill so as to avoid the need to bring new fill material onto the subject site and minimize, to the maximum extent practicable, the export of excess fill material from the site.
2. The Applicant is proposing to limit rock crushing to weekdays from 9 am to 4 pm.
3. The utilization of a rock crusher on the site would significantly reduce the number of truck trips needed to export rock as compared to rock export without the use of a crusher. Generally, truck trips in an established neighborhood are disruptive and should be minimized, if possible. The Planning Board will need to evaluate the reduction in the number of truck trips in the neighborhood compared to the impacts of operating the rock crusher on site.
4. The Applicant should indicate whether the rock crusher has an integrated dust control system. If not, the Applicant should provide a detailed dust control plan.

Staff Notes

The Planning Board will need to determine whether the operation of a rock crusher on the site is acceptable.

The Planning Board should determine whether the proposed hours of operation are reasonable.

It is recommended that the Planning Board approve the rock crushing operation with the condition that rock crushing activities are limited to 9 am to 4 pm on weekdays with crushing prohibited on weekends.

Dust generation associated with rock crushing is a significant issue of concern.