



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

April 20, 2021

APPLICATION NUMBER - NAME  
#2021-003 – 99 Byram Ridge Road  
Site Development Plan and Tree Removal Permit

SBL  
101.01-1-13

MEETING DATE  
April 26, 2021

PROPERTY ADDRESS/LOCATION  
99 Byram Ridge Rd.

**BRIEF SUMMARY OF REQUEST**

Construction of a new two-story, single family dwelling with private well and on-site wastewater treatment system along 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	1.34 acres

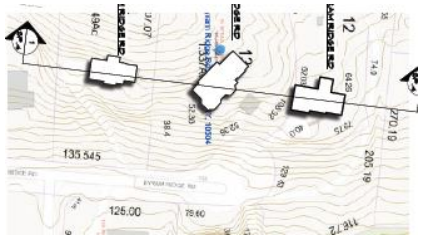
**PROPERTY HISTORY**

**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. It is recommended that the Planning Board and Applicant revisit the proposed site plan and give consideration to demolishing the existing house and constructing a new house with a more traditional orientation to the street.

<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><u>General Comments</u></p> <ol style="list-style-type: none"> <li>1. The submitted plans are essentially the same plans originally submitted to the Planning Board for discussion regarding the appeal of the RPRC decision.</li> <li>2. The Planning Board should pay particular attention to the orientation of the house and how it relates to surrounding properties.</li> </ol>  <p>By rotating the house, the front door can be at grade, a garage can be on the first floor and the basement can be a walk out (given the topography of the lot), resulting in a house design and orientation that is typical for the neighborhood.</p> <ol style="list-style-type: none"> <li>3. The Planning Board should discuss with the Applicant that given the proposed major modifications to the existing house (essentially a new house) whether an improved site plan can be realized by demolishing the existing home and re-orienting and reconfiguring the proposed house location.</li> <li>4. The site plan depicts the removal of 5 Town-regulated trees.</li> <li>5. The site plan should be revised to depict the proposed limit of disturbance and clearly indicate maintained lawn area vs. naturalized wooded areas. The submitted landscape plan depicts a lawn area, but does not indicate if grading and/or tree removal is proposed in the lawn area. These questions should be clarified on the site plan.</li> <li>6. The cover letter states that a new septic system is proposed. The location of the fields and expansion area should be depicted. Any proposed regrading and tree removal should be depicted on the site plan.</li> <li>7. The Applicant will need to submit a gross land coverage calculations worksheet and backup data.</li> </ol>	<p>The Planning Board at the February 22, 2021 meeting noted that given the fact that much of the existing structure is proposed to be removed, the Applicant should revisit the proposed site plan and give consideration to demolishing the existing house and constructing a new house with a more traditional orientation to the street.</p> <p>It is recommended that the house be rotated so that the front of the house fronts on Byram Ridge Road as is typical of other houses on the street.</p> <p>This information was previously submitted to the RPRC; however, it must also be made part of the Planning Board official record.</p>

8. The Applicant will need to submit a gross floor area calculations worksheet and backup data.

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