

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

February 12, 2021

APPLICATION NUMBER - NAME
#2021-003 – 99 Byram Ridge Road
RPRC AppealSBL
101.01-1-13MEETING DATE
February 22, 2021PROPERTY ADDRESS/LOCATION
99 Byram Ridge Rd.**BRIEF SUMMARY OF REQUEST**

Appeal from the RPRC decision to require Planning Board and ARB review of the project.

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 not grant the requested relief and require that the Planning Board continue to review the project with the ARB.

<p><u>Procedural Comments</u></p> <p>1. It is recommended that the Planning Board visit the site prior to making a determination regarding the appeal.</p>	<p><u>Staff Notes</u></p>
<p><u>General Comments</u></p> <p>1. The Applicant is proposing significant changes to the existing house and site that will impact the two adjacent properties and neighborhood. It is recommended that the Applicant be required to obtain Planning Board and ARB approval. This process will also permit neighbors the opportunity to review and comment on the proposed plan.</p> <p>2. The Applicant should prepare a robust planting/screening plan for the property that is reviewed by the Planning Board.</p> <p>3. The Planning Board should pay particular attention to the orientation of the house and how it relates to surrounding properties.</p> <p>4. The Planning Board should review whether it would be more appropriate to place the house at a different elevation to better relate to surrounding properties.</p> <p>5. 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.</p>	