



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

May 28, 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. The Applicant should be directed to address all outstanding staff and consultant's comments.

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| <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 Planning Board at the April 26, 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.</li> </ol> <p>The Applicant has submitted plans that address the Board's comments.</p> <ol style="list-style-type: none"> <li>2. The site plan submitted to the RPRC depicted a proposed in-ground pool. If a pool is still desired by the Applicant, it is recommended that the site plan be revised to depict the pool so that the pool can be approved at the same time as the house.</li> <li>3. The site plan should be revised to clearly depict proposed Town-regulated tree removal. A summary chart should be provided.</li> <li>4. The Applicant should submit a proposed landscape plan for review. The site plan should be revised to depict the proposed limit of disturbance and clearly indicate maintained lawn area vs. naturalized wooded areas.</li> <li>4. The Applicant previously indicated 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>5. The plans should be revised to depict both Building Height and Maximum Exterior Wall Height calculations. As depicted it appears that the proposed house exceeds the maximum permitted Building Height (30 feet – average grade to roof midpoint).</li> </ol> <p>The plans should also depict Maximum Exterior Wall Height (36 feet – lowest grade to roof midpoint).</p> <ol style="list-style-type: none"> <li>6. The Applicant will need to submit a gross land coverage calculations worksheet and backup data.</li> </ol> |   |

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