



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

May 18, 2021

APPLICATION NUMBER - NAME
#2021-021 – 257 E Middle Patent Road
Site Plan and Tree Removal Permit Approvals

SBL
88.04-1-13

MEETING DATE
May 24, 2021

PROPERTY ADDRESS/LOCATION
257 E. Middle Patent Road

BRIEF SUMMARY OF REQUEST

Request to improve an existing driveway entrance at 235 E. Middle Patent Road and relocate a driveway entrance at 257 E. Middle Patent Road in an effort to improve access and sight distance.



PENDING ACTION:

Plan Review

Town Board Referral

Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-4A One-Family Residence District (4 acre)	Existing Estate Family Compound	Residential	Driveway Improvements	115 acres

PROPERTY HISTORY

Existing Estate Family Compound

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 proposed project is compatible with existing site features and with the larger surrounding neighborhood. As such, the Planning Department does not have any substantive concerns with the proposal.

<p><u>Procedural Comments</u></p> <ol style="list-style-type: none"> 1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA). 2. A public hearing regarding the proposed site plan will need to be scheduled. 	
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The project is located on E. Middle Patent Road, which is a designated Scenic Roadway. As such, Planning Board site plan approval is required for this project. In reviewing the site plan the Planning Board shall take into consideration the following: <ol style="list-style-type: none"> (1) Any necessary intrusions within the scenic roadscape area shall be reduced to the maximum extent practicable by such measures as common driveways, shared utility services or other such techniques. (2) The Planning Board is hereby encouraged to utilize its authority to approve conservation subdivisions pursuant to § 355-31 of this chapter where said Board determines that such is necessary or appropriate in order to help achieve the purposes of this section. (3) The Planning Board, in granting site plan approval along scenic roadways as identified herein, shall determine that the construction or site alteration approved will be compatible with the legislative intent of this section. (4) All other procedures and requirements for site plan approval along scenic roadways shall be as set forth in Article VIII of this chapter. 2. 35 Town-regulated trees are proposed to be removed for the two driveway improvements. It is recommended that pursuant to Section 308-15(11) of the Town Code, the Applicant prepare a more robust mitigation plan for review by the Planning Board. The mitigation plan should also include a plant schedule that depicts species, size and quantity. 3. The proposed construction at the two driveway locations require work in or adjacent to the Town right-of-way. 4. The existing 115 acre lot contains two curbcuts. One existing curbcut is proposed to be reconfigured and the other existing curbcut is proposed to be abandoned and reconstructed in a location that provides better sight lines. Section 355-59.F of the Town Code limits properties to a single curbcut unless the Planning Board determines that more than one curb cut is appropriate. 5. The plans should be revised to include a detail for the proposed driveway pillars. Driveway pillars (and lights) shall not exceed a total height of 8 feet. 6. The plans should be revised to include a detail for the proposed stone wall adjacent to the front property line. The wall shall not exceed a total height of 6 feet. 7. The plans should be revised to include a detail for the proposed driveway retaining wall. 8. The plans should be revised to include a detail of the proposed driveway gates. The gates should not exceed a height of 8 feet. 9. The site plan should be revised to depict all Town-regulated wetland and wetland buffers. It is not clear whether any of the proposed work would require the issuance of a wetlands permit. 10. The Applicant should submit the Gross Land Coverage Calculations Worksheet and backup information for review. 	<p><u>Staff Notes</u></p> <p>The proposed project is compatible with existing site features and with the larger surrounding neighborhood. As such, the Planning Department does not have any substantive concerns with the proposal.</p> <p>The Planning Board will need to determine whether the proposed tree removal is acceptable.</p> <p>The Applicant will need to obtain a curbcut permit from the Highway Department.</p> <p>Given the size and configuration of the existing lot, the Planning Department does not have any objection to the Planning Board approving a second curbcut for this property.</p> <p>It is recommended that the wall not exceed the height of the existing stone walls along E. Middle Patent Road.</p>