



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

June 3, 2021

APPLICATION NUMBER - NAME
#2021-026 – 16 Carey Drive
Site Development Plan and Tree Removal Permit

SBL
102.02-1-6

MEETING DATE
June 14, 2021

PROPERTY ADDRESS/LOCATION
16 Carey Drive

BRIEF SUMMARY OF REQUEST

Construction of a new two-story, 5,066 square foot single family dwelling with private well and on-site wastewater treatment system.

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-2A Zoning District	Vacant Lot	Residential	New House and Appurtenances	4.3 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 Planning Board should direct the Applicant to address the comments contained in this memo and resubmit to the Planning Board for further discussion.

<u>Procedural Comments</u>	<u>Staff Notes</u>
<p>1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).</p> <p>2. A neighbor notification meeting regarding the proposed plan will need to be scheduled.</p> <p>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.</p> <p>4. The Planning Board should schedule a site visit.</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>The proposed house design, while very attractive, may be too dissimilar to other houses in this subdivision. It is recommended that the Planning Board and ARB review the proposed plans.</p>
<p><u>General Comments</u></p> <p>1. The existing vacant lot is part of the Castlebrook Subdivision which was approved in 1986. Pursuant to the adopted plat map:</p> <p><i>10) Houses and other structures shall be located within those areas designated on each lot as 'Building Area' as shown on the Integrated Plat Plan. In addition, driveways shall be located as shown on said Plans. Any change in the location of either the Building Area or driveway for any lot shall be required to be approved by the Planning Board.</i></p> <p>2. The site plan depicts the removal of 21 Town-regulated trees.</p> <p>3. There is an existing heavily landscaped hillside adjacent to Carey Drive. Some of the existing plant material is proposed to be removed for a stormwater practice. The site plan should be revised to highlight this landscaped area and note that this area is to remain and the stormwater practice should be relocated.</p> <p>4. A NYSDEC wetland is located at the rear of the property. The site plan should be revised to depict the wetland and the regulated adjacent area.</p>	<p>The site plan should be revised to depict the "Building Area" and driveway as depicted on the Castlebrook IPP.</p> <p>The Applicant should prepare a mitigation plan for review. The landscaping plan should provide adequate screening from the northern and southern property lines. Particular attention should be paid to screening between the property and 18 Carey Dr.</p>

