



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

June 25, 2021

APPLICATION NUMBER - NAME
 #2021-027 – 1503 Old Orchard St
 Site Development Plan & Wetlands Permit Approvals

SBL
 123.05-1-64

MEETING DATE
 June 128, 2021

PROPERTY ADDRESS/LOCATION
 1503 Old Orchard St

BRIEF SUMMARY OF REQUEST

Application for the proposed renovation to the main residence on the property including the partial demolition to the left wing and reconstruction of that area to include attached vehicle garages. Additionally, site work includes the formalization of the driveway and main entrance, on-grade terraces at the rear (west) of the residence, underground stormwater management systems, and geothermal wells for the heating/cooling systems.



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	Existing Estate Lot	Residential	Renovated House and Appurtenances	7.92 acres

PROPERTY HISTORY

The property was originally part of the 43-acre country estate of the Straus family, the former owners of Macy's department stores. The main house, which has eight bedrooms and 10 bathrooms, was built in 1931.

The property was later owned by the Hearst family, which established the newspaper and media giant Hearst Communications.

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>
<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. 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. 3. The Planning Board should schedule a site visit. 4. A Public Hearing for the proposed wetlands permit and accessory structure over 800 square feet special permit applications will need to be scheduled. 	<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>A Public Hearing for the proposed wetlands permit and accessory structure over 800 square feet special permit applications will need to be scheduled.</p>
<p><u>General Comments</u></p>	
<ol style="list-style-type: none"> 1. The Applicant shall submit floor plans for the proposed house modifications. 2. The Applicant shall submit elevations of the proposed main house. 3. The Applicant is proposing a new detached garage. The Applicant should submit floor plans and elevations of the proposed garage. The Applicant should indicate the size of the proposed accessory structure. In addition, the plans should depict proposed Building Height and Maximum Exterior Wall Height. Furthermore, the Applicant will need to demonstrate that the accessory structure is less than 25% of the gross floor area of the principal building. 4. The Applicant has indicated that a referral to the Zoning Board of Appeals is required. The Applicant should provide additional information regarding what variances are needed. The size of the detached garage is information that might shed light on this issue. If the detached garage is less than 800 square feet, the garage can be located ½ the minimum side yard setback required in the R-1A Zoning District (25 feet), If over 800 square feet a 25 foot side yard setback is required. 5. The site plan application states that the Applicant is proposing “on-grade terraces at the rear (west) of the residence;” however, the site plan does not depict any modifications to this area. The Applicant should clarify. 6. The site plan application states that the Applicant is proposing “underground stormwater management systems;” however, the site plan does not depict any modifications to this area. The Applicant should clarify. 7. The site plan application states that the Applicant is proposing “geothermal wells for the heating/cooling systems;” however, the site plan does not depict any modifications to this area. The Applicant should clarify. 	<p>The elevations should also demonstrate proposed Building Height (average grade to roof midpoint) and Maximum Exterior Wall Height (lowest grade to roof midpoint).</p> <p>If the proposed detached garage is larger than 800 square feet, the Applicant will need to apply for a Planning Board special use permit.</p>

<p>8. It seems that some elements depicted on the conceptual master plan are proposed at this time. All elements from the master plan that are proposed at this time should be depicted on the proposed site plan.</p> <p>9. The Applicant shall submit a Gross Floor Area Calculations Worksheet and backup information.</p> <p>10. The Applicant shall submit a Gross Land Coverage Calculations Worksheet and backup information.</p> <p>11. The site plan should be revised to depict the proposed amount of Town-regulated wetland disturbance. The Applicant has prepared a mitigation plan that will need to be reviewed by the Conservation Board.</p> <p>12. The site plan should depict any proposed Town-regulated tree removal. If no tree removal is proposed, a note stating such should be added to the plan.</p> <p>13. The site plan should be revised to clearly indicate whether any changes are proposed to the Carriage House and/or Stables.</p> <p>14. The Applicant should submit documentation from the Building Department demonstrating the approved uses of the Carriage House and Stables. The approved uses of these structures should be identified on the site plan.</p> <p>15. The Applicant should provide the Town with a wall certification report for the retaining wall, as currently constructed, at the rear of the main house.</p>	<p>If changes are proposed, updated floor plans and elevations should be submitted for review.</p>
---	--

F:\PLAN6.0\Memos\2021\2021-052.ark.docx