



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

September 23, 2021

APPLICATION NUMBER - NAME  
#2021-035 – 1 Guion Lane  
Site Plan, Steep Slope and Tree Removal  
Permit Approvals

SBL  
95.01-2-10.3

MEETING DATE  
September 27, 2021

PROPERTY ADDRESS/LOCATION  
1 Guion Lane

**BRIEF SUMMARY OF REQUEST**

Proposed new 5,968 square foot home on an existing vacant lot.

The subject parcel is lot Lot 4-3 of the Kalmancy Subdivision. Note 4 on the subdivision plat map requires that this lot receive Planning Board site plan approval prior to the construction of a residence on the lot.



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 One-Family Residence District (2 acres)	Existing Vacant Lot	Residential	House, driveway and yard areas.	2.88 acres

**PROPERTY HISTORY**

Existing Vacant Lot

**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**

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

<u>Procedural Comments</u>	<u>Staff Notes</u>
<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. Pursuant to Section 12-18(1) 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> <li>3. The site plan should be forwarded to the Chief of Police, Fire Inspector and the Banksville Fire Chief so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the designation of no-parking zones, emergency vehicle access or any other issued deemed important to providing emergency services.</li> <li>4. The Applicant will be required to obtain a curbcut permit from the North Castle Highway Department.</li> <li>5. A neighbor notification meeting regarding the proposed site plan will need to be scheduled.</li> <li>6. The site plan application will need to be referred to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML) since the site is within 500 feet of the Town of Bedford.</li> <li>7. The neighbor notification notice will need to be sent to the Town of Bedford Town Clerk pursuant to § 239-nn of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of the Town of Bedford.</li> <li>8. The Planning Board should schedule a site visit.</li> </ol>	
<p><u>General Comments</u></p> <ol style="list-style-type: none"> <li>1. The lot appears to contain a significant amount of Town-regulated steep slopes. The Applicant should submit a steep slope exhibit and indicate whether any disturbance to Town-regulated steep slopes is proposed. If so, the Planning Board will need to issue a steep slope permit for this project.</li> <li>2. It is recommended that adequate screening be proposed along the common drive on 5 Guion Lane.</li> <li>3. The development of this lot will necessitate the removal of a large amount of Town-regulated trees, as depicted on the submitted site plan. The tree removal plan should be updated with a tree removal inventory so the Planning Board can quantify the proposed amount and type of tree removal.</li> <li>4. Pursuant to Section 308-13.A(11) of the Town Code, the Applicant should prepare a tree removal mitigation plan detailing the replacement trees proposed to mitigate impacts from the proposed tree removal.</li> <li>5. The Applicant should submit a proposed landscape plan for review.</li> <li>6. The Applicant should specifically address whether rock will need to be removed in order to develop the site. If so, chipping or blasting may impact surrounding properties. If blasting, the Applicant should provide a blasting plan for review pursuant to Article I of Chapter 122 of the Town Code. If Chipping is proposed, the Applicant should provide a chipping plan for review pursuant to Article II (recently adopted) of Chapter 122 of the Town Code.</li> <li>7. The Applicant should submit proposed floor plans and elevations for review at this time.</li> </ol>	<p>The Planning Board will need to determine whether the proposed amount of Town-regulated tree removal is acceptable.</p>

8. It is recommended that the septic expansion area not be constructed at this time. If approved by the Health Department, several Town-regulated trees can remain.
9. Portions of the proposed pool and patio do not meet the rear yard setback. The pool complex should be reconfigured to comply with the setback requirements of the Town Code.
10. The site plan should be revised to depict the proposed location of any mechanical equipment for the house and pool.
11. The site plan should be revised to depict a pool enclosure fence and detail for review.