

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

September 30, 2021



APPLICATION NUMBER - NAME
#2021-036 – 6 Ashfields Lane, Site Plan
Application

SBL
102.03-2-32

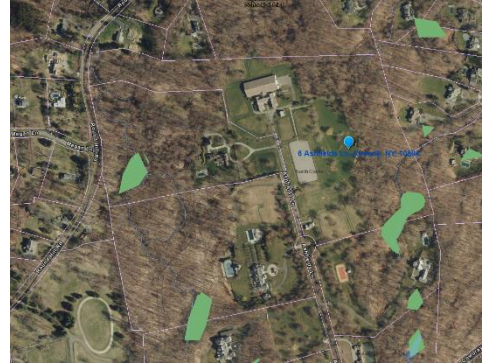
MEETING DATE
October 14, 2021

PROPERTY ADDRESS/LOCATION
6 Ashfields Lane

BRIEF SUMMARY OF REQUEST

Site Plan approval to provide quarters for (4) grooms on the second story of the existing stable and to increase the permitted number of horses to be kept on the property from the current 18 to 20.

Physical modification to the exterior of the stable is limited to two small, shed dormers and a window. Physical modification to the land is limited to the installation of a 4-bedroom septic system in an area that is currently maintained as lawn. Additionally, no trees will need to be removed.



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 acre)	Existing Lot with Home and Equestrian Facility	Residential	Groom's Quarters on Second Floor of Existing Stable and Construction of New Septic System	26.4 acres

PROPERTY HISTORY

1987 – Lot created as part of Conyers Farm Subdivision

1996 – Site Plan and SUP issued for house and horse facility

2007 – Planning Board Lot Line Change and Town Board re-issued SUP for 18 horses.

COMPATIBILITY with the COMPREHENSIVE PLAN

- 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.

<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. 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. A public hearing regarding the site plan will need to be scheduled. 4. Since this lot is in excess of 10 acres, the project should be referred to the Conservation Board, pursuant to Section 239-y.3.a of NY General Municipal Law. <p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. It is not clear whether the new floor area proposed on the second floor of the stable has been counted in the submitted gross floor area worksheet. The Applicant should submit an updated worksheet and required backup data for review. 	<p><u>Staff Notes</u></p> <p>(4) agricultural farm management practices, including construction, maintenance and repair of farm buildings and structures, and land use changes consistent with generally accepted principles of farming;</p> <p>Based upon the submitted gross floor area worksheet, the site is approaching the maximum permitted amount of gross floor area.</p>
<p><u>Special Use Permit Comments</u></p> <ol style="list-style-type: none"> 1. Pursuant to Section 355-40.D(1) of the Town Code, the facility can't have a commercial component. The Applicant should provide the Town Board and Planning Board with a description of the proposed use of the facility and confirm there will not be a commercial component to the proposed use. 2. Pursuant to Section 355-40.D(2) of the Town Code, all buildings and grazing and exercising areas shall be set back from adjacent residential property boundaries at least twice the minimum distance required for residential buildings in said district, except that the Town Board may either increase or decrease this setback requirement because of relationships to neighboring properties, topography or the installation of buffer, landscaping and/or fencing. In no case, however, shall the minimum setback from adjacent residential property boundaries be less than 25 feet. <p>The Applicant should provide a plan and narrative regarding compliance with this section of the Town Code.</p> <ol style="list-style-type: none"> 3. Pursuant to Section 355-40.D(4) of the Town Code, horses must be fenced and shall not be permitted to graze, exercise or in any way intrude into any areas designated as controlled areas under Chapter 340, Wetlands and Watercourse Protection, of the Town Code. 4. The current grazing and paddock areas depicted on plan L-1 do not match the approved grazing and paddock areas approved in 1996 (see attached approved plan). The Applicant should prepare a plan that highlights the differences between plans, notes where paddock/grazing areas are not code compliant and address whether amended approval is going to be sought or whether a return to the 1996 plan is proposed. 	<p>Based upon submitted Pan L-1, the northern paddocks and fencing encroach onto Byram Hills Central School District property. The encroachments should be removed and the paddocks resized to comply with Section 355-40.D(2) of the Town Code.</p> <p>Plan L-1 should be revised to dimension existing horse grazing and exercise areas to adjacent property lines. Any portions that do not meet the requirement of Section 355-40.D(2) of the Town Code should be identified and modified to be Code compliant.</p> <p>The site plan should be revised to reconfigure the grazing area next to the riding ring and the south easternmost paddock to be outside of the wetland and wetland buffer. It is recommended that the on-site wetland buffer be delineated in the field with fencing so it is clear which areas of the property are excluded from horse activity.</p>

