



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

July 21, 2023

APPLICATION NUMBER - NAME  
#2021-041 – 4 Ledgewood  
Site Plan, Wetlands Permit and Tree Removal  
Permit Approvals

SBL  
107.02-2-46

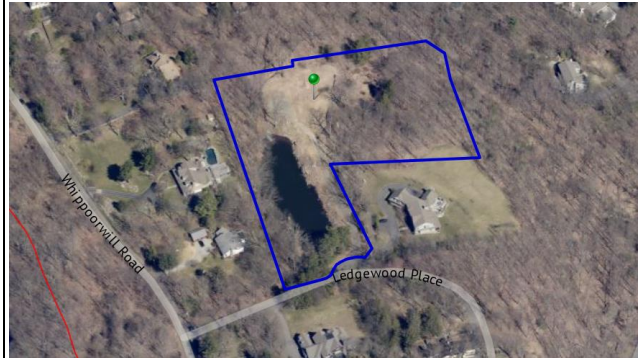
MEETING DATE  
August 7, 2023

PROPERTY ADDRESS/LOCATION  
4 Ledgewood

**BRIEF SUMMARY OF REQUEST**

The application includes a proposed new 4-bedroom 6,089 square foot residence to replace the previously demolished residence. The application will require a Wetland Permit for the proposed house, septic and pool as well as Westchester County Department of Health (WCHD) for the proposed new septic system.

This project was referred to the Planning Board and Conservation Board from the RPRC.



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, septic, pool and yard areas.	4.35 acres

**PROPERTY HISTORY**

Existing lot that previously contained a single-family home.

**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 Armonk 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. A public hearing regarding the proposed site plan and wetlands permit will need to be scheduled.</li> <li>5. Pursuant to Section 340-5.B(1) of the Town Code, the Conservation Board is required to review the proposed wetland application and, within 45 days of receipt thereof, file a written report and its recommendation concerning the application with the Planning Board. Such report is required to evaluate the proposed regulated activity in terms of the findings, intent and standards of Chapter 340.</li> </ol>	<p>The Police Department did not have comments.</p> <p>The Planning Board at the October 13, 2022 meeting directed the Applicant to the Conservation Board. The Conservation Board recommended approval of the requested wetlands permit in a June 13, 2023 letter to the Planning Board.</p>
<u>General Comments</u> <ol style="list-style-type: none"> <li>1. The submitted elevations should be revised to depict Max Ext. Wall Height (lowest grade to roof midpoint).</li> <li>2. The submitted site plan contains a note that the proposed pool information will be designed by others. The pool details should be submitted at this time.</li> <li>3. The site plan depicts 19,971 square feet of Town-regulated wetland buffer disturbance and includes a proposed 40,039 square foot mitigation plan.</li> <li>4. The site plan depicts the removal of 44 Town-regulated trees.</li> </ol>	<p>The proposed pool is not included in the submitted gross land coverage calculations worksheet. Generally, recreational amenities located in a wetland buffer are highly scrutinized as they are not a necessary component to developing a lot. The Applicant should also confirm that the proposed stormwater plan incorporates the proposed pool and that the wetland disturbance calculations and mitigation plan incorporate the proposed wetland buffer disturbance for the pool.</p> <p>The Planning Board and Conservation Board will need to determine whether the proposed amount of Town-regulated wetland buffer disturbance is acceptable.</p> <p>The Planning Board will need to determine whether the proposed amount of Town-regulated tree removal is acceptable.</p>