



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

November 23, 2021

APPLICATION NUMBER - NAME
#2021-045 – 1 Hunter Drive
Tree Removal Permit Approval

SBL
101.03-4-53.1

MEETING DATE
December 13, 2021

PROPERTY ADDRESS/LOCATION
1 Hunter Drive

BRIEF SUMMARY OF REQUEST

The Applicant is proposing the removal of 31 Town-regulated trees at the intersection of Hunter and Byram Ridge Road. The trees are located in the landscape buffer zone and provide screening of the home.



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	Single Family House	Residential	Tree Removal	1 acre

PROPERTY HISTORY

Recently created lot that is part of the Byram Ridge Road Subdivision.

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 Planning Board will need to determine that an adequate mitigation plan is approved along with any permitted tree removal.

Procedural Comments

1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).
2. A neighbor notification meeting will need to be scheduled.
3. The Planning Board should schedule a site visit.

General Comments

1. The property across the street has raised objections to the variance granted by the ZBA to permit the construction of the house in the existing location.
2. The Applicant is proposing double the number of trees proposed to be removed as compared to the application submitted to the RPRC; the submitted landscape mitigation plan has been significantly improved upon.

Staff Notes

The proposed planting plan will permit a large open interior area while providing a significant amount of screening along the periphery of the property.