



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

December 22, 2021

APPLICATION NUMBER - NAME
#2021-048 – 3 Deer Ridge
Rock Crusher Approval

SBL
100.04-2-20.5

MEETING DATE
January 10, 2022

PROPERTY ADDRESS/LOCATION
3 Deer Ridge

BRIEF SUMMARY OF REQUEST

Application for the operation of an on-site portable rock crusher at the site of the previously approved house, in-ground swimming pool and associated terraces within the R-2A Zoning District.



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 Lot Under Construction	Residential	House, driveway and yard areas.	2.3 acres

PROPERTY HISTORY

Previously approved house, in-ground swimming pool and associated terraces

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>
<p>1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).</p>	
<p><u>General Comments</u></p>	
<p>1. The Applicant is requesting permission to utilize a rock crusher on site since a large amount of rock will be required to be removed for the proposed site work. The crushed rock will be used on site for sub-base material, drainage infiltration trenches, septic systems, building footings and foundations, stone walls and wherever else it is considered acceptable fill material on the lot so as to avoid the need to bring new fill material onto the subject site and minimize, to the maximum extent practicable, the export of excess fill material from the site.</p>	<p>The Planning Board will need to determine whether the operation of a rock crusher on the site is acceptable.</p>
<p>2. It is noted that the proposed rock crushing operation will occur within an almost built out neighborhood. The rock crushing operation could have a significant impact upon surrounding neighbors. The Applicant should provide the Planning Board with sound data regarding the rock crushing operation. In addition, the Planning Board should determine acceptable hours of operation and determine whether rock crushing would be permitted on the weekends.</p>	
<p>3. The utilization of a rock crusher on the site would significantly reduce the number of truck trips needed to export rock as compared to rock export without the use of a crusher. Generally, truck trips in an established neighborhood are disruptive and should be minimized, if possible. The Planning Board will need to evaluate the reduction in the number of truck trips in the neighborhood compared to the impacts of operating the rock crusher on site.</p>	<p>It is recommended that the Planning Board approve the rock crushing operation with the condition that rock crushing activities are limited to permitted construction operating hours, but excluding weekends.</p>
<p>4. The Applicant has indicated that the rock crusher has an integrated dust control system.</p>	<p>Dust generation associated with rock crushing is a significant issue of concern. The integrated dust control system is a significant mitigation factor.</p>