



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

January 13, 2022

APPLICATION NUMBER - NAME
#2022-001 – 20 Mianus River Road
Site Plan Approval

SBL
96.3-1-22

MEETING DATE
January 24, 2022

PROPERTY ADDRESS/LOCATION
20 Mianus River Road

BRIEF SUMMARY OF REQUEST

Renovation and addition to 1972 house The existing footprint will be reduced by 10% and a new 500 square foot second story addition is proposed. In addition, a 12'x20' pool with cabana is proposed outside of the wetland buffers and steep slopes. Twelve trees are proposed to be removed. The property is located on a designated "Scenic Roadscape," and the house is located 309' from the road.



PENDING ACTION:

Plan Review

Town Board Referral

Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-4A One-Family Residence District (4 acre)	Existing Single-family home	Residential	Second Story Addition, pool and pool house	6.87 acres

PROPERTY HISTORY

Existing 1972 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 & PLANNING BOARD POLICY DECISIONS

1. The proposed project is of high quality design and is compatible with existing site structures and with the larger surrounding neighborhood. As such, the Planning Department does not have any substantive concerns with the proposal.

<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 proposed site plan will need to be scheduled. 	
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The project is located on Mianus River Road, which is a designated Scenic Roadway. As such, Planning Board site plan approval is required for this project. <p>In reviewing the site plan the Planning Board shall take into consideration the following:</p> <ol style="list-style-type: none"> (1) Any necessary intrusions within the scenic roadscape area shall be reduced to the maximum extent practicable by such measures as common driveways, shared utility services or other such techniques. (2) The Planning Board is hereby encouraged to utilize its authority to approve conservation subdivisions pursuant to § 355-31 of this chapter where said Board determines that such is necessary or appropriate in order to help achieve the purposes of this section. (3) The Planning Board, in granting site plan approval along scenic roadways as identified herein, shall determine that the construction or site alteration approved will be compatible with the legislative intent of this section. (4) All other procedures and requirements for site plan approval along scenic roadways shall be as set forth in Article VIII of this chapter. <ol style="list-style-type: none"> 2. The Applicant shall submit floor plans and elevations for the proposed pool house. The elevations should demonstrate that the proposed building height (average grade to roof midpoint) does not exceed 15 feet. 3. The Applicant shall submit an exhibit demonstrating that the proposed accessory structure floor area is less than 25% of the gross floor area of the principal structure. 4. Elevations of all sides of the house should be submitted. The elevations should include Building Height (average grade to roof midpoint) and Max Exterior Wall Height (lowest grade to roof midpoint) calculations. 5. The Westchester County Health Department will need to determine the adequacy of existing septic system. 6. The site plan depicts the installation of new underground utilities. Portions of the new underground utility conduit are located in Town-regulated wetlands and buffers. The Applicant should quantify the proposed amount of disturbance and prepare the required mitigation plan. 7. The site plan should depict the location of a pool fence. A pool fence detail should also be provided for review. 8. The site plan depicts the removal of up to 12 Town-regulated trees. The lot is heavily wooded and proper screening will be provided after the tree removal. 	<p><u>Staff Notes</u></p> <p>The proposed project is of high quality design and is compatible with existing site structures and with the larger surrounding neighborhood. As such, the Planning Department does not have any substantive concerns with the proposal.</p> <p>Given the limited impact associated with the undergrounding of the utilities, the Planning Department does not have concerns with the Planning Board issuing a wetlands permit. However, the Applicant will be required to seek review and comment from the Conservation Board.</p> <p>The Planning Department does not have any concerns with the Planning Board issuing the requested tree removal permit.</p>