



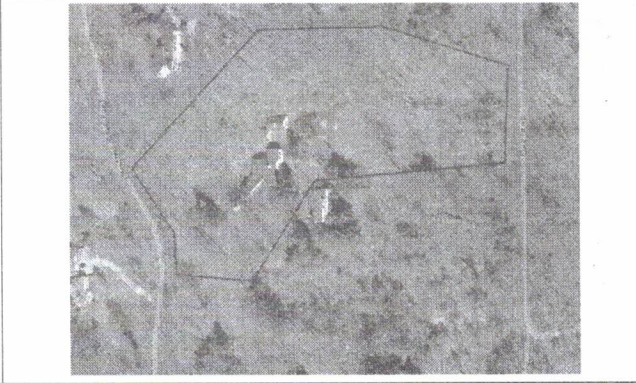
STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT
February 7, 2022

APPLICATION NUMBER - NAME #2022-003 – 9 Cole Drive - Daniel Accessory Apartment Special Permit and Site Plan Approvals	SBL 94.02-1-12
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MEETING DATE February 28, 2022	PROPERTY ADDRESS/LOCATION 9 Cole Drive
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BRIEF SUMMARY OF REQUEST

Approval of a detached accessory apartment.



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 Single- family home	Residential	None	6.5 acres

PROPERTY HISTORY

Existing Single Family Home with accessory buildings

- 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.

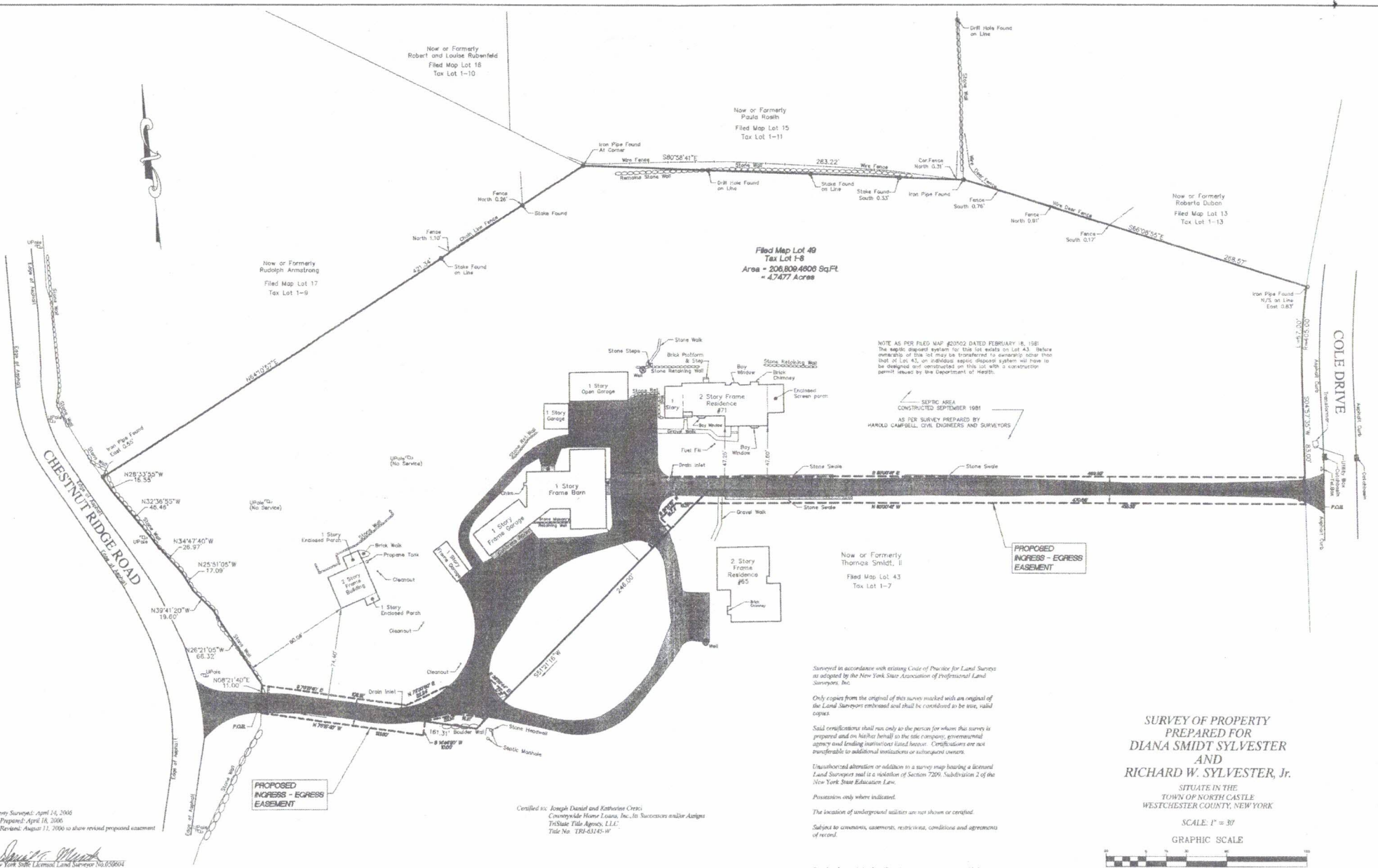
STAFF RECOMMENDATIONS

1. The Applicant should be directed to address all outstanding staff and consultant's comments.
2. The Planning Board will need to determine whether the project is compatible with the Comprehensive Plan.

<u>Procedural Comments</u>	<u>Staff Notes</u>
<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. A public hearing regarding the proposed special permit will need to be scheduled. 3. The application for special permit approval requires referral to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML) since a special permit is being requested. 	
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The submitted site plan depicts several buildings on the site; however, the use of each structure is not identified. The site plan should be revised to depict all existing and proposed uses of each structure. 2. The site plan depicts two lots (94.02-1-12 & 94.04-1-2). Since lot 94.04-1-2 is not part of this application, the site plan shall be revised to eliminate the depiction of this lot in the submission materials. 3. Pursuant to Section 355-40.K(3) of the Town Code, the owner of the lot on which the accessory apartment is located shall occupy either of the dwelling units on the premises. Owner occupancy of one of the units shall continue for the duration of the special permit 4. The submitted letter to the Planning Board states that the existing detached structure was constructed more than 50 years ago. Accessory apartments are not permitted to be located in an accessory structure unless the structure was constructed prior to October 11, 1984. Pursuant to Section 355-40.K(4)(a) of the Town Code, the Applicant should provide documentation demonstrating that the accessory building existed prior to October 11, 1984. 5. The Applicant shall submit an exhibit (or plan note/calculation) demonstrating that the proposed accessory building does not exceed 25% of the floor area (not coverage) of the main building. 6. Pursuant to Section 355-40.K(4)(b) of the Town Code, the Applicant should provide documentation that the principal dwelling CO was issued more than four years ago and that the Applicant has owned the property for two years. 7. Pursuant to Section 355-40.K(8) of the Town Code, any principal or accessory building in which an accessory apartment is proposed shall meet all applicable setback requirements and other standards for the district in which it is located. In this case, the accessory apartment building does not conform to Section 355-21 Accessory Use 5 of the Town Code since the building is located in the Chestnut Ridge Front Yard (between front lot line and principal dwelling): Private gardenhouses, toolhouses, greenhouses, gatehouses, garages or similar private accessory uses not over 1 story and 15 feet in height and limited to 800 square feet in area, except that the Planning Board may, by special permit, authorize the construction of accessory buildings not over 2 stories or 22 feet in height, provided that any such individual accessory building does not exceed 25% of the floor area of the main building, <u>and further provided that all such accessory buildings meet all required setbacks for main buildings in the district in which they are located and are not located within any front yard.</u> 8. The site plan should be revised to depict the location of off-street parking for the principal dwelling (2 spaces) and for the accessory apartment (1 space). 	<p>Pursuant to Section 355-40.K(5) of the Town Code, only one accessory apartment is permitted per lot.</p> <p>In addition, Section 355-40.K(7) of the Town Code, prohibits the establishment of an accessory apartment on a lot that contains a professional office or home occupation use.</p> <p style="text-align: right;"><i>YOS</i></p> <p>The Applicant should confirm that one of the units will be occupied by the property owner.</p> <p>The Applicant should submit a Building Permit, CO or other Building Department documentation demonstrating that the structure was constructed prior to 1984.</p> <p>The Applicant shall provide the required analysis for review by the Planning Department.</p> <p>The Applicant will need to obtain a variance from the Zoning Board of Appeals.</p>

<p>9. Pursuant to Section 355-40.K(11) of the Town Code, the Applicant will need to demonstrate that the size of the apartment conforms to the Town Code. Specifically, where the gross floor area of the dwelling is less than or equal to 2,000 square feet, the accessory apartment shall in no case exceed 33% of such area. Where the gross floor area of the dwelling is greater than 2,000 square feet, the permitted maximum size of the accessory apartment may be increased by 25% of the gross floor area in excess of 2,000 square feet.</p> <p>10. Pursuant to Section 355-40.K(12) of the Town Code, within 30 days of receipt of a completed application which indicates conformance to all dimensional standards, the Building Inspector and the Fire Inspector shall conduct an on-site inspection of the residence and shall report on such inspection to the Planning Board and shall include in these reports the compliance of the proposed accessory unit with the requirements of this subsection, as well as building and fire codes, and other information as may be requested by the Planning Board.</p> <p>11. Pursuant to Section 355-40.K(14) of the Town Code, prior to the issuance of a building permit for the establishment of an accessory apartment, the existing septic disposal system shall be reviewed by the Westchester County Department of Health, except where public sewer is provided. The Building Inspector shall reject all applications for building permits for accessory apartments in those cases where the Health Department report indicates that the septic system is inadequate for the requested use, or contains recommendations for improvements to the system until such time as such recommended improvements are installed. The applicant shall demonstrate to the Building Inspector that the septic disposal system has been cleaned within one year of the date of application. For properties provided with water supply from an on-site well, the applicant shall also collect a sample of well water for microbiological analysis to determine the presence of the coliform group. Such sample shall be analyzed by a state-approved laboratory, and the results shall be reported to the Building Inspector and Health Department.</p> <p>12. Pursuant to Section 355-40.K(15) of the Town Code, accessory apartments which have been approved by the Planning Board, following due notice and public hearing, shall be reinspected by the Building Inspector every three years. The purpose of such continuing reinspection of the accessory unit shall be to determine if all required conditions of approval continue to be complied with, and report on such findings to the Planning Board. At the same time of such inspection, the Building Inspector shall also review and report on compliance with off-street parking requirements. If the Building Inspector finds that additional parking is necessary for the lot, he shall report such finding to the Planning Board and recommend the number of additional spaces to be provided. On the recommendation of the Building Inspector, the Planning Board may make a finding that the original conditions of special permit approval continue to be complied with, modify the conditions of special permit approval in accordance with the Building Inspector's recommendations or revoke the accessory apartment special permit approval.</p> <p>13. Pursuant to Section 355-40.K(16) of the Town Code, a special permit uses for accessory apartments shall terminate upon change of ownership.</p> <p>14. Pursuant to Section 355-37 of the Town Code, the Planning Board must determine that:</p> <ul style="list-style-type: none"> • The location and size of the use, the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located. • The location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings. • Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operations of any permitted uses not requiring a special permit. • Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety. 	<p>The Applicant shall provide the required analysis for review by the Planning Department.</p>
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- Where required, the provisions of the Town Flood Hazard Ordinance.
- The Board finds that the proposed special permit use will not have a significant adverse effect on the environment.



NOTE: AS PER FILED MAP #20902 DATED FEBRUARY 16, 1981
 The septic disposal system for this lot exists on Lot 43. Before
 ownership of this lot may be transferred to ownership other than
 that of Lot 43, an individual septic disposal system will have to
 be designed and constructed on this lot with a constructor
 permit issued by the Department of Health.

SEPTIC AREA
 CONSTRUCTED SEPTEMBER 1981

AS PER SURVEY PREPARED BY
 HAROLD CAMPBELL, CIVIL ENGINEER AND SURVEYORS

Surveyed in accordance with existing Code of Practice for Land Surveys
 as adopted by the New York State Association of Professional Land
 Surveyors, Inc.

Only copies from the original of this survey marked with an original of
 the Land Surveyors embossed seal shall be considered as true, valid
 copies.

Said certifications shall run only to the person for whom this survey is
 prepared and on his/her behalf on the site company, governmental
 agency and lending institutions listed herein. Certifications are not
 transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed
 Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the
 New York State Education Law.

Possession only where indicated.

The location of underground utilities are not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements
 of record.

**SURVEY OF PROPERTY
 PREPARED FOR
 DIANA SMIDT SYLVESTER
 AND
 RICHARD W. SYLVESTER, Jr.**

SITUATE IN THE
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'
 GRAPHIC SCALE



Premises herein being Lot 49 as shown on a certain map entitled,
 "Subdivision Map of Cokemong Wood."
 Said map filed in the Westchester County Clerk's Office, Division of Land
 Records February 18, 1981 as map number 20482 Sheet 2 of 2.

Premises herein also being designated on the Town of North Castle Tax
 Maps as Section 2, Block 10, Lot 1-K.

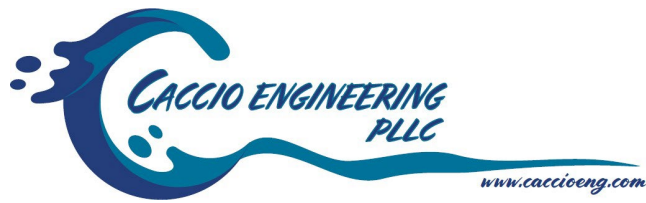
Certified to: Joseph Daniel and Esther Lee Curtis
 Cranswick-Hunter-Lewis, Inc. its Successors and/or Assigns
 TriState Title Agency, L.L.C.
 Title No. TR0-83145-W

Property Surveyed: April 24, 2006
 Map Prepared: April 18, 2006
 Map Revised: August 11, 2006 to show revised proposed easement

Dr. *Thomas C. Merritts*
 New York State Licensed Land Surveyor No. 63866T

THOMAS C. MERRITTS LAND SURVEYORS, P.C.
 394 BEDFORD ROAD • PLEASANTVILLE • N.Y. 10570
 (914) 769-8003 • (914) 273-1663

Project: 06-062	Field Survey: BM/FT
Drawn By: DA	Checked By: DM



07/07/2022

To: Town of North Castle Planning Dept

Re: 9 Cole Dr – Section 94.02 Block 1 Lot 12

Dear Members of the Planning Board,

Below are responses to the questions/comments received 02/07/2022:

Planning Department Comments

1. The submitted site plan depicts several buildings on the site; however, the use of each structure is not identified. The site plan should be revised to depict all existing and proposed uses of each structure.
The uses of each building are now labeled on the site plan.
2. The site plan depicts two lots (94.02-1-12 & 94.04-1-2). Since lot 94.04-1-2 is not part of this application, the site plan shall be revised to eliminate the depiction of this lot in the submission materials.
The limits of lot 94.04-1-2 is no longer shown on the site plan, however, the driveway and small structures remain depicted on the site plan for clarification purposes.
3. Pursuant to Section 355-40.K(3) of the Town Code, the owner of the lot on which the accessory apartment is located shall occupy either of the dwelling units on the premises. Owner occupancy of one of the units shall continue for the duration of the special permit.
This has been added to the plan as a note and the owner has confirmed that owner occupancy will continue for the duration of the special permit.
4. The submitted letter to the Planning Board states that the existing detached structure was constructed more than 50 years ago. Accessory apartments are not permitted to be located in an accessory structure unless the structure was constructed prior to October 11, 1984. Pursuant to Section 355-40.K(4)(a) of the Town Code, the Applicant should provide documentation demonstrating that the accessory building existed prior to October 11, 1984.
See attached letter compliance.

The Applicant shall submit an exhibit (or plan note/calculation) demonstrating that the proposed accessory building does not exceed 25% of the floor area (not coverage) of the main building.

See architect's letter.

CACCIO ENGINEERING PLLC

Gregory Caccioppoli, P.E.
Professional Engineer NYS
Lic. No. 105839

5. Pursuant to Section 355-40.K(4)(b) of the Town Code, the Applicant should provide documentation that the principal dwelling CO was issued more than four years ago and that the Applicant has owned the property for two years.

See attached documentation.

6. Pursuant to Section 355-40.K(8) of the Town Code, any principal or accessory building in which an accessory apartment is proposed shall meet all applicable setback requirements and other standards for the district in which it is located.

The site plan now shows the standard setbacks for the district (R-2A) it's located within.

7. In this case, the accessory apartment building does not conform to Section 355-21 Accessory Use 5 of the Town Code since the building is in the Chestnut Ridge Front Yard (between front lot line and principal dwelling):

Defer to architect's letter.

Private garden houses, tool houses, greenhouses, gatehouses, garages or similar private accessory uses not over 1 story and 15 feet in height and limited to 800 square feet in area, except that the Planning Board may, by special permit, authorize the construction of accessory buildings not over 2 stories or 22 feet in height, provided that any such individual accessory building does not exceed 25% of the floor area of the main building, and further provided that all such accessory buildings meet all required setbacks for main buildings in the district in which they are located and are not located within any front yard.

Defer to architect's letter.

8. The site plan should be revised to depict the location of off-street parking for the principal dwelling (2 spaces) and for the accessory apartment (1 space).

The "1 Story Cottage Garage for Accessory Struct. 1 Parking Space" has been labeled on the site plan showing the location of off-street parking for the accessory structure, and the "Exist. 1 Story 3 Bay Garage for Primary Residence 3 Parking Spaces" has been labeled on the site plan showing the location of off-street parking for the primary structure.

9. Pursuant to Section 355-40.K(11) of the Town Code, the Applicant will need to demonstrate that the size of the apartment conforms to the Town Code. Specifically, where the gross floor area of the dwelling is less than or equal to 2,000 square feet, the accessory apartment shall in no case exceed 33% of such area. Where the gross floor area of the dwelling is greater than 2,000 square feet, the permitted maximum size of the accessory apartment may be increased by 25% of the gross floor area in excess of 2,000 square feet.

Defer to architect's letter.

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Defer to architect's letter.

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Defer to architect's letter.
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Defer to architect's letter.
 - The location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.
Defer to architect's letter.
 - Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operations of any permitted uses not requiring a special permit.
Defer to architect's letter.

- Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety.

Defer to architect's letter.

- Where required, the provisions of the Town Flood Hazard Ordinance.

Defer to architect's letter.

- The Board finds that the proposed special permit use will not have a significant adverse effect on the environment.

Defer to architect's letter.

If any further clarification is needed, please contact me.

Sincerely,

Gregory Caccioppoli P.E.

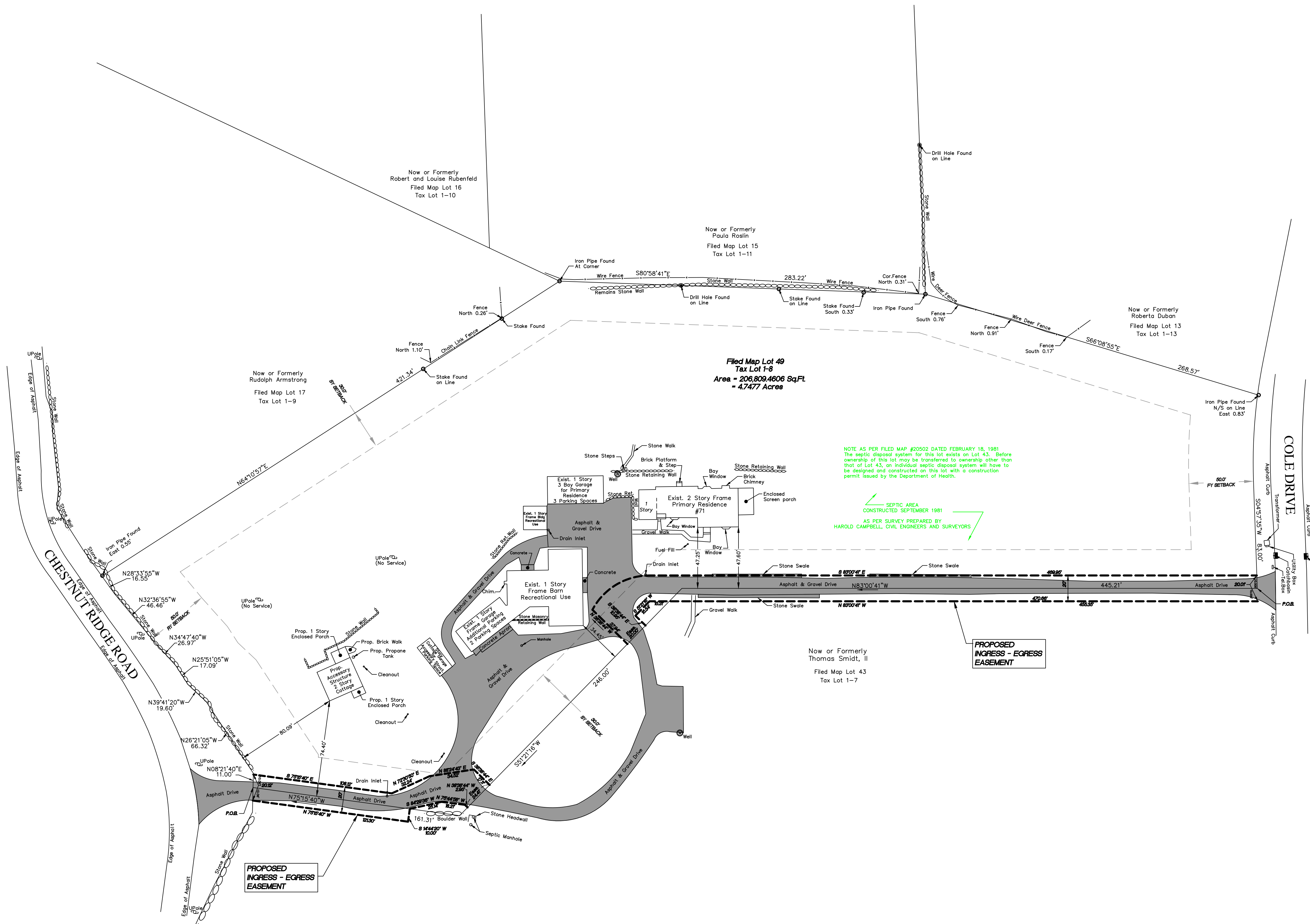


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Professional Engineer NYS
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LEGEND

- UTILITY POLE
- SIGN POST
- ⊕ HYDRANT
- ⊗ WATER VALVE
- ⊗ GAS VALVE
- ⊙ LIGHT POLE
- GUY WIRES
- ⊕ TELE. MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ WATER MANHOLE
- ⊕ ELECTRIC MANHOLE
- ⊙ DRAIN MANHOLE
- ⊕ MANHOLE
- ⊗ ELECTRIC BOX
- 102 —
EXISTING GRADE
- (102)
PROPOSED GRADE
- 14 TREE
SIZE
- ⊗ TREE TO BE REMOVED
- SF — SF — SF —
SILT FENCE
/AREA OF DISTURBANCE
& CHAIN LINK FENCE
(AS REQ'D BY MUNICIPALITY)



rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

PROPOSED SITE CONDITIONS PLAN

DRAWING TITLE:
9 COLE DRIVE

DRAWN BY: GC.	CHECKED BY: GC.	APPROVED BY: -	DATE: 7/11/2022
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CLIENT NAME & ADDRESS

JOE DANIEL

9 COLE DR, ARMONK
TOWN OF NORTH CASTLE, NY 10504
WESTCHESTER COUNTY, NY
CONTACT NO: 914-403-8880
E-MAIL : JosephDaniel@msn.com

PROFESSIONAL SEAL AND SIGNATURE

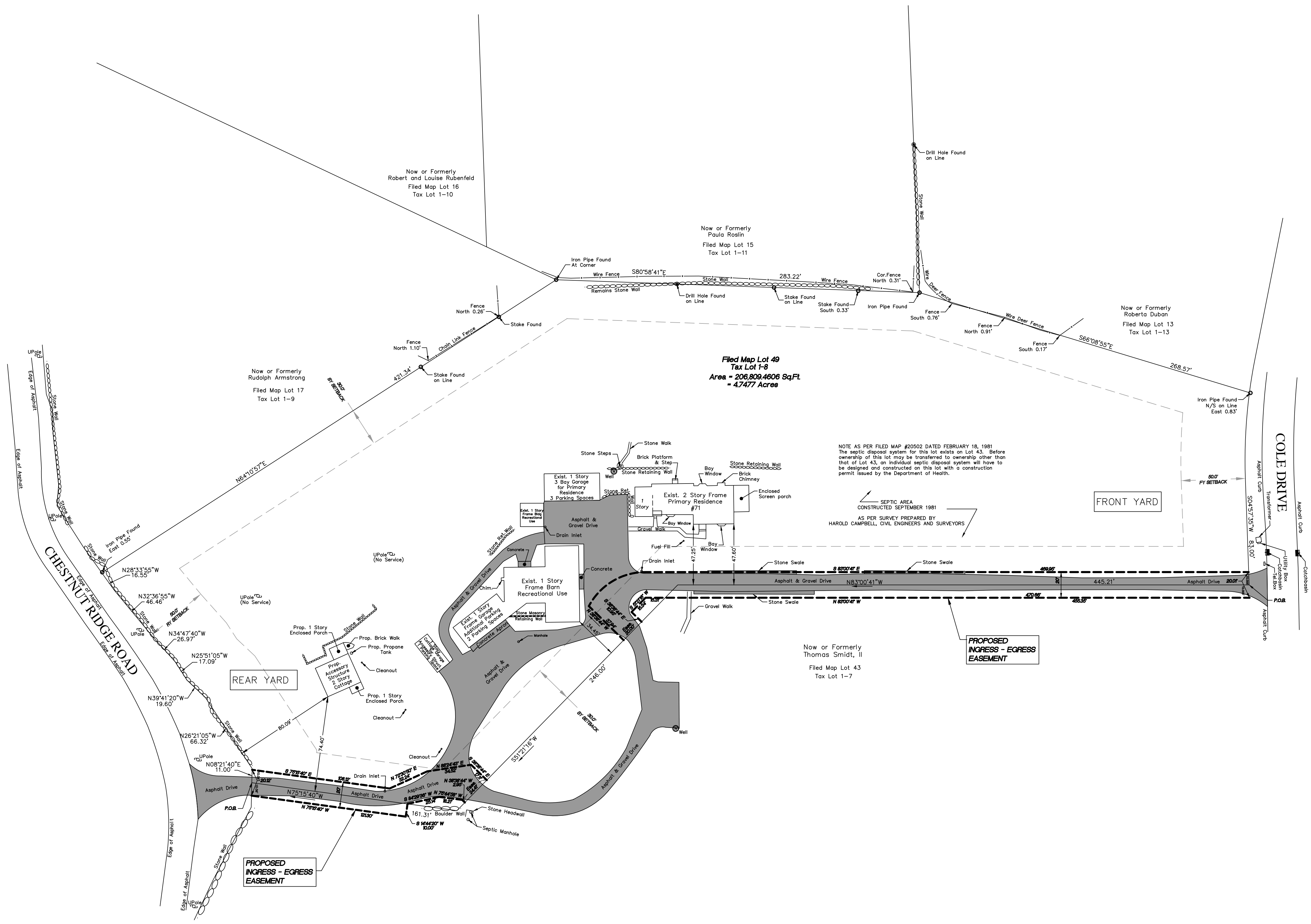
GREGORY CACCIOPPOLI, P.E.
N.Y. LIC. # 105839
100 S. BEDFORD RD., SUITE 350
MOUNT KISCO, NY 10549

CONTACT: 914-514-2340
EMAIL: greg@caccioeng.com

PROJECT NO: -	SCALE: 1:20	SHEET SIZE: D
DRAWING NO: -	SHEET NO: 1 OF 1	
REVISION: -		
UNIT: -		

LEGEND

- UTILITY POLE
- SIGN POST
- ⊕ HYDRANT
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ LIGHT POLE
- GUY WIRES
- Ⓣ TELE. MANHOLE
- Ⓢ SEWER MANHOLE
- Ⓜ WATER MANHOLE
- ⓔ ELECTRIC MANHOLE
- ⓓ DRAIN MANHOLE
- Ⓜ MANHOLE
- ⊠ ELECTRIC BOX
- 102 —
EXISTING GRADE
(102)
- 102 —
PROPOSED GRADE
- 14 TREE
SIZE
- ✂ TREE TO BE REMOVED
- SF — SF — SF —
SILT FENCE
/AREA OF DISTURBANCE
& CHAIN LINK FENCE
(AS REQ'D BY MUNICIPALITY)



REV.	DESCRIPTION:	BY:	DATE:
1	LABEL FRONT YARD & REAR YARD	GC	01/10/23
rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:

PROPOSED SITE CONDITIONS PLAN

DRAWING TITLE:
9 COLE DRIVE

DRAWN BY: GC.	CHECKED BY: GC.	APPROVED BY: -	DATE: 7/11/2022
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CLIENT NAME & ADDRESS

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WESTCHESTER COUNTY, NY
CONTACT NO: 914-403-8880
E-MAIL : JosephDaniel@msn.com

PROFESSIONAL SEAL AND SIGNATURE

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PROJECT NO: -	SCALE: 1:20	SHEET SIZE: D
DRAWING NO: -	SHEET NO: 1 OF 1	
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