



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

May 11, 2022

APPLICATION NUMBER - NAME
#2022-004 – Byram Ridge Road
Site Development Plan, Wetlands Permit and Tree Removal Permit Approvals

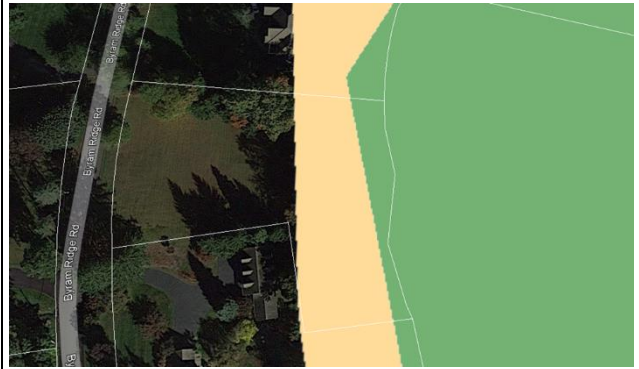
SBL
101.01-2-65

MEETING DATE
May 23, 2022

PROPERTY ADDRESS/LOCATION
Byram Ridge Road

BRIEF SUMMARY OF REQUEST

Site plan approval of a new 4 bedroom single family on a vacant 1.003 acre lot. A Town-regulated wetland is located at the rear of the property & a NYSDEC Wetland (lake) is also located at the rear of the property. Site work is proposed to include a rear deck with swimming pool, new driveway and a covered entrance.



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 Zoning District	Vacant Land	Residential	New House Construction	1 acre

PROPERTY HISTORY

1989 –Planning Board modified lot line.
1996 – Planning Board further modified lot line.

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 Planning Board should direct the Applicant to address the comments contained in this memo and resubmit to the Planning Board for further discussion.

<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. A public hearing regarding the wetlands permit and site plan will need to be scheduled. 3. 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. 4. 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. 	<p><u>Staff Notes</u></p> <p>(11) construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections...</p> <p>The Applicant should apply to the Conservation Board at this time.</p> <p>The Applicant should apply to the ARB at this time.</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. This project was reviewed by the RPRC and sent to the Planning Board & Conservation Board for review. The Planning Board discussed this project at the February 28, 2022 meeting. In response to comments, the site plan has been revised to: <ul style="list-style-type: none"> • shift the driveway away from the property line to reduce tree removals and to allow for additional planting buffer area • move the house further away from the wetland. • reduce the size of the house by 300 s.f.. • eliminate the proposed pool to reduce wetland buffer disturbance • revise septic and grading design • update wetland mitigation plan • provide new landscape plan 2. The site plan depicts 4,872 square feet of Town-regulated wetland buffer disturbance and a 10,292 square foot mitigation plan. 3. The site plan should be revised to demonstrate how the NYSDEC and Town-regulated wetland would be protected. It is recommended that a physical demarcation of the maintained lawn area/activity area and the protected wetland and wetland buffer be proposed. 4. The proposed landscaping plan depicts trees and shrubs along the front property line. It is recommended that the frontage should remain grass and that the proposed trees and shrubs be located along the sides and rear of the house. In addition, proposed landscaping should be installed on the subject property and not within the Town right-of-way. 5. The submitted house elevations should be revised to depict Building Height (average grade to roof midpoint) as well as Maximum Exterior Wall Height (lowest elevation to roof midpoint). The building height should not exceed 30 feet in height. 	<p>The site plan has been revised to minimize Town-regulated wetland buffer disturbance. While the proposed house is located within the 100-foot regulated wetland buffer, the plan depicts minimal impact upon the NYSDEC wetland adjacent area.</p> <p>The site plan depicts the septic system outside of the regulated wetland buffer and the proposed house location appears to be located as close to the road as possible while still be consistent with the existing surrounding development pattern.</p> <p>The Conservation Board and Planning Board will need to evaluate proposed amount of Town-regulated wetland buffer disturbance.</p>