



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

January 3, 2023

APPLICATION NUMBER - NAME
#2022-031 – 1613 Old Orchard Street
Site Plan, Wetlands Permit and Tree Removal
Permit Approvals

SBL
118.03-1-4

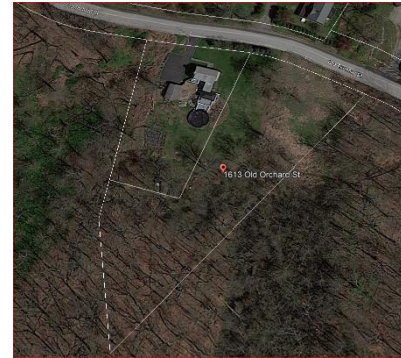
MEETING DATE
January 17, 2023

PROPERTY ADDRESS/LOCATION
1613 Old Orchard Street

BRIEF SUMMARY OF REQUEST

The Applicant is proposing to construct a new 4-bedroom 4,180 square foot house on an existing vacant lot.

The project was referred from the RPRC to the Planning Board given the potential environmental impacts associated with the project.



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 One-Family Residence District (1 acres)	Existing Vacant	Residential	House, driveway, septic and yard areas.	1.07 acres

PROPERTY HISTORY

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>
<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 340-5.B 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. 3. Pursuant to Section 12-18(1) 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. 4. The site plan should be forwarded to the Chief of Police, Fire Inspector and the North White Plains Fire Chief so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the designation of no-parking zones, emergency vehicle access or any other issued deemed important to providing emergency services. 5. The Applicant will be required to obtain a curbcut permit from the North Castle Highway Department. 6. A neighbor notification meeting regarding the proposed site plan will need to be scheduled. 7. The site plan application will need to be referred to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML) since the site is within 500 feet of the Cranberry Lake Preserve. 	
<u>General Comments</u> <ol style="list-style-type: none"> 1. The site plan depicts the removal of 2 Town-regulated trees. 2. The Applicant shall prepare a landscaping plan for review. 3. The submitted elevations should be revised to depict proposed Building Height (average grade to roof midpoint) and Maximum Exterior Wall Height (lowest grade to roof midpoint). 4. All of the proposed development is located within a Town-regulated wetland buffer. The site plan should be revised to quantify the proposed amount of disturbance (in square feet). In addition, a mitigation plan that is twice the proposed area of disturbance is required to be submitted for review. 5. The proposed site plan will create impacts to Town-regulated wetlands. The Applicant is proposing to disturb the site up to the Town-regulated wetland proper. The Planning Department recommends that the Applicant revise the site plan to minimize wetland buffer impacts to the maximum extent practicable by reducing the size of the rear yard and house footprint. 	