

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

June 30, 2022



APPLICATION NUMBER - NAME
 #2022-033– 263 Bedford Banksville Road,
 Site Plan, Special Permit and Tree Removal
 Permit Applications

SBL
 95.03-2-56

MEETING DATE
 July 11, 2022

PROPERTY ADDRESS/LOCATION
 263 Bedford Banksville Road

BRIEF SUMMARY OF REQUEST

Redevelopment of an existing single-family residence with Additional Horses (20). The Applicant is proposing to replace the existing 2-br house with a new 5,000 s.f. 5-br house with a new pool and pool house; renovation of the existing indoor riding ring; replacement of the existing freestanding stables with a new 10 horse stall barn; replacement of the existing shed with a new 4-br grooms quarters, barn and garage; expansion of the existing outdoor riding ring; renovation of the existing paddock areas; construction of a new 2-br servant’s quarters and replacement of all overhead utilities with new underground utilities.



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 lot with home and equestrian facility	Residential	Site upgrades and private equestrian facility expansion	21.62 acres

PROPERTY HISTORY

1972 Town Board determined that the proposed private indoor horse riding ring was a permitted accessory use to a residential use

COMPATIBILITY with the COMPREHENSIVE PLAN

- 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 the comments identified in this staff report.

<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 site plan and wetlands permits will need to be scheduled. 4. Since this lot is in excess of 10 acres, the project should be referred to the Conservation Board, pursuant to Section 239-y.3.a of NY General Municipal Law. 5. The property is located within a Flood Zone. A Floodplain Development Permit must be filed with the Building Department prior to the issuance of a Building Permit. 	<p><u>Staff Notes</u></p> <p>(4) agricultural farm management practices, including construction, maintenance and repair of farm buildings and structures, and land use changes consistent with generally accepted principles of farming;</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 as provided in paragraph (13) of this subdivision and the installation, maintenance or upgrade of a drinking water well or a septic system or both, and conveyances of land in connection therewith;</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. A significant portion of the property is located in the Mianus River Critical Environmental Area. A Critical Environmental Area (CEA) is a State-, County- or locally designated geographic area with exceptional or unique environmental character that requires a more rigorous review than other areas. The site plan should be revised to depict the CEA boundary. The Applicant should quantify the total amount of disturbance within the CEA as well as the amount of disturbance associated with each individual feature. While, construction within the CEA is not prohibited, the Town Board and Planning Board will need to evaluate whether all, or some, of the proposed construction within the CEA should be approved. 2. Of the 489 trees located within the area of disturbance, 475 are proposed to be removed. In addition, of the 27 Significant Trees located within the area of disturbance, 24 are proposed to be removed. The Applicant has provided a landscape plan that includes 104 trees, 110 shrubs, grasses and perennials. 3. The submitted site plan does not appear to depict the proposed addition to the existing indoor riding ring. In addition, the site plan does not depict any proposed grading. The Applicant should confirm that grading is not proposed. 4. All proposed elevations should depict proposed building height (average grade to roof midpoint) and maximum exterior wall height (lowest grade to roof midpoint). 5. The site plans depict one of the outdoor riding areas as having a gravel surface. If the gravel surface is proposed to remain, it will need to be counted as gross land coverage. If the surface is proposed to be removed, the site plan should be revised to state such. 6. It appears that Town-regulated wetland and wetland buffer disturbance is not proposed as all existing paddock areas within the wetland buffer are outside of the proposed area of disturbance. The Applicant shall confirm that a wetland permit is not required. 	<p>It is recommended that disturbance within the Mianus River CEA be minimized to the maximum extent practicable.</p> <p>The gross land coverage worksheet and backup information should be updated, if necessary.</p>

20. The proposed addition of the riding ring will increase the size of this accessory structure. The Planning Board will need to issue a special permit for this addition. The elevations should be revised to depict building height. In addition, the Applicant will need to demonstrate that the indoor riding ring is less than 25% of the gross floor area of the main house.
21. The servant's quarters elevations should depict the height of the proposed structure. The structure can't exceed a height of 22 feet. Since this structure is over 800 square feet in size, the Planning Board will need to issue an accessory building special permit. In addition, the Applicant must demonstrate that the pool house is less than 25% of the gross floor area of the main house.
22. The grooms quarters/garage elevations should depict the height of the proposed structure. The structure can't exceed a height of 22 feet. Since this structure is over 800 square feet in size, the Planning Board will need to issue an accessory building special permit. In addition, the Applicant must demonstrate that the garage is less than 25% of the gross floor area of the main house.
23. The Applicant has submitted multiple gross floor area calculations worksheets. The worksheets shall be combined and one worksheet shall be submitted for the entire property.
24. The Applicant shall submit gross land coverage and gross floor area backup exhibits for review.