

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

October 4, 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
 October 13, 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.

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.