



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

July 14, 2022

APPLICATION NUMBER - NAME
#2022-036 – 8 East Lane
Site Plan and Tree Removal Permit Approvals

SBL
108.03-3-39.1

MEETING DATE
August 1, 2022

PROPERTY ADDRESS/LOCATION
8 East Lane

BRIEF SUMMARY OF REQUEST

Construction of East Lane improvements, construction of the common driveway serving Lot #2 & #3 of the Turet Subdivision, and construction of a new single-family residence on Lot #1. Associated stormwater management systems and wetland mitigation plantings will be installed as part of the site development.

The construction of Lot #1 includes the demolition of the existing two-bedroom residence and construction of a new five-bedroom residence. Lot #1 construction also includes a new paved driveway, new in-ground pool, and associated patios/walkways. The existing sewage disposal system and onsite drilled well are to be abandoned. A new sewage disposal system and a new drilled well serving the proposed five-bedroom residence is also proposed.



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 Lot with Dwelling	Residential	House, driveway, pool and yard areas.	1.055 acres

PROPERTY HISTORY

Existing Lot created as part of the Turet Subdivision approved in 2019

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 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. 3. The site plan should be forwarded to the Chief of Police, Fire Inspector and the Armonk 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. 4. The Applicant will be required to obtain a curbcut permit from the North Castle Highway Department. 5. A neighbor notification meeting regarding the proposed site plan will need to be scheduled. 6. 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 Town of Greenwich. 7. The neighbor notification notice will need to be sent to the Town of Greenwich Town Clerk pursuant to § 239-nn of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of the Town of Greenwich. 	
<p><u>General Comments</u></p>	
<ol style="list-style-type: none"> 1. The Applicant should submit a proposed landscaping plan for review. 2. The Zoning Data chart should be revised to depict gross lot area and net lot area. Net lot area is required to be used to calculate maximum permitted amounts of gross floor area and gross land coverage. 3. The site plan should be revised to dimension the house to the front yard setback. The zoning chart indicates that the house is 72 feet from the front lot line while the submitted gross land coverage calculations worksheet indicates a setback of 66 feet. The data shall be coordinated. 4. The submitted gross floor area worksheet indicates a gross floor area of 7,491 square feet; however, the submitted backup data totals 6,461. The worksheet and backup data shall be coordinated. 5. It appears that the submitted tree information is for the entire Turet Subdivision. The tree data information should only pertain to the proposed improvements on Lot 1. 6. The should advise the Planning Board whether any rock chipping or blasting would be required. 7. The site plan should be revised to depict the proposed location of any mechanical equipment for the house. 8. The site plan should be revised to depict a pool enclosure fence and a pool fence detail. 	<p>It is recommended that the area between the house and the common driveway be suitably screened along with the rear and eastern property line.</p> <p>The site plan should be revised to graphically depict trees to remain and well as trees proposed to be removed.</p>



FILED MAP NO. 33634

FILED MAP NO. 14039

LOT DIMENSION CHARACTERISTICS

LOT NO.	AREA (SQ. FT.)	FRONT (FEET)	DEPTH (FEET)	PERCENTAGE OF LOT AREA	PERCENTAGE OF DISTRICT AREA
1	1,000	100	100	10.00	10.00
2	1,000	100	100	10.00	10.00
3	1,000	100	100	10.00	10.00
4	1,000	100	100	10.00	10.00
5	1,000	100	100	10.00	10.00
6	1,000	100	100	10.00	10.00
7	1,000	100	100	10.00	10.00
8	1,000	100	100	10.00	10.00
9	1,000	100	100	10.00	10.00
10	1,000	100	100	10.00	10.00

ZONING

DISTRICT R-1A

MIN. LOT AREA 1 ACRE

MIN. FRONTAGE 150 FT.

MIN. WIDTH 150 FT.

MIN. DEPTH 150 FT.

MIN. YARDS

FRONT 50 FT.

SIDE 25 FT.

REAR 45 FT.

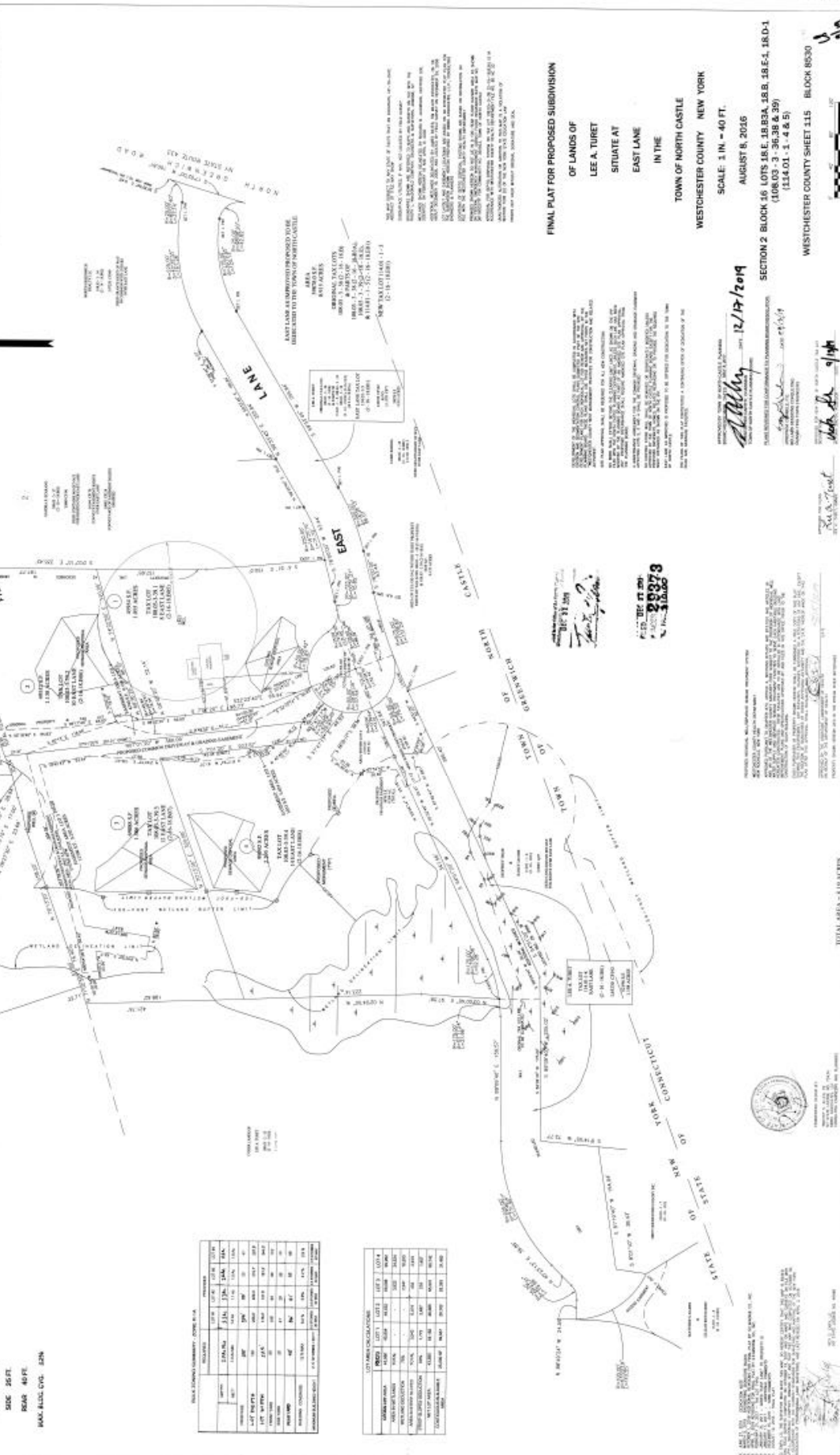
MAX. BLDG. CVD. 42%

AREA DATA

AREA	AREA (SQ. FT.)	PERCENTAGE
TOTAL	10,000	100.00
LOT AREA	1,000	10.00
STREET AREA	100	1.00
UNIMPROVED AREA	8,900	89.00

LOT AREA CALCULATIONS

LOT NO.	AREA (SQ. FT.)	PERCENTAGE
1	1,000	10.00
2	1,000	10.00
3	1,000	10.00
4	1,000	10.00
5	1,000	10.00
6	1,000	10.00
7	1,000	10.00
8	1,000	10.00
9	1,000	10.00
10	1,000	10.00



FINAL PLAN FOR PROPOSED SUBDIVISION

OF LANDS OF
LEE A. TURET
SITUATE AT
EAST LANE
IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY NEW YORK

SCALE: 1 IN. = 40 FT.

AUGUST 8, 2016

SECTION 2 BLOCK 16 LOTS 18E, 18B2A, 18B, 18E-1, 18D-1
(108.03 - 3 - 36.38 & 39)
(114.01 - 1 - 4 & 5)

WESTCHESTER COUNTY SHEET 115 BLOCK 1830

NOTICE TO CONTRACTORS

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT IS STRICTLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. ANY CHANGES TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AND ARCHITECT IN WRITING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. ANY CHANGES TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AND ARCHITECT IN WRITING.

PROFESSIONAL ENGINEER
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ARCHITECT
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TITLE BLOCK
 FILED MAP NO. 33634
 FILED MAP NO. 14039

TOTAL AREA - 4.19 ACRES