

**STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT**

July 25, 2022



APPLICATION NUMBER - NAME  
 [#2022-037] – St. Christopher’s | Jennie Clarkson  
 Planning Board Site Plan, Wetlands Permit,  
 Steep Slopes Permit and Tree Removal Permit

SBL 118.01-1-2.2

MEETING DATE  
 September 12, 2022

PROPERTY ADDRESS/LOCATION  
 1700 Old Orchard Street

**BRIEF SUMMARY OF REQUEST**

Regrade and re-vegetate a recently disturbed slope along the west side of the property due to the placement of unauthorized construction and demolition debris and fill.

Install a stone drainage swale at the end of an existing 12" diameter drainage pipe to dissipate storm water discharge and direct it away from the edge of the property. Install 12 deciduous trees in addition to re-vegetating and stabilizing the slope with a bio-degradable mat and grass seed mix.



PENDING ACTION:             Plan Review             Town Board Referral             Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2A	School	Educational Uses, Single Family Residential Uses	Tree Removal, Fill Placement	37.74 acres

**PROPERTY HISTORY**

2018- Planning Board  
 Approved Animal-Assisted  
 Therapy Program for on-site  
 residents

**COMPATIBILITY with the COMPREHENSIVE PLAN**

**STAFF RECOMMENDATIONS**

1. The Applicant should be directed to address all outstanding staff and consultant’s comments.

Procedural Comments

1. The Planning Board will need to schedule a Public Hearing regarding the proposed site plan and wetlands permit (if required).
2. The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA). The Planning Board will need to determine whether to coordinate the environmental review with other Involved Agencies.
3. The site plan will need to be forwarded to the Chief of Police, Fire Inspector and the North White Plains 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 application for site plan approval will need to be referred to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of NY Route 22 and Cranberry Lake Preserve.
5. The application for site plan approval should be referred to the New York City Department of Environmental Protection. This referral is recommended because the subject site is located adjacent to the Kensico Reservoir.

General Comments

1. The Applicant has disturbed a hillside adjacent to the Kensico Reservoir, removed Town-regulated trees and imported fill and C&D material. The site plan should be revised to include a table quantifying the amount of fill brought into the site and the number of Town-regulated trees removed.
2. The Applicant is required to obtain a fill permit from the Building Department pursuant to Chapter 161 of the Town Code. The Applicant should provide the required permit application materials for the Planning Board to review at this time. It is imperative that the Applicant demonstrate that the material proposed to remain on the site is clean and properly stabilized. If not, the Planning Board should be required to remove all fill from the property so it can be properly disposed.
3. The site may contain Town-regulated wetlands. The Town Engineer and the Applicant should determine whether a wetlands permit is required. If so, the wetland and regulated buffer should be depicted on the site plan.
4. A new animal area has been constructed adjacent to the area of disturbance. The Applicant will need to obtain an updated Town Board Special Use Permit for the expanded school activities as well as an updated Planning Board site plan approval.

Current Picture



2006



Staff Notes

If the number of trees removed is not known, the Applicant can use aerial photography to document the changes. Calculate the area of disturbance and then take a representative sample of existing woodland on the property and determine approximately how many trees would have been in the area of disturbance.

The Applicant should provide details on the proposed animal activity on the site, the number of trees removed for this facility, description/details of all constructed structures, etc.