

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

October 26, 2022



APPLICATION NUMBER - NAME  
#2022-042 – 40 High Street Subdivision  
Application

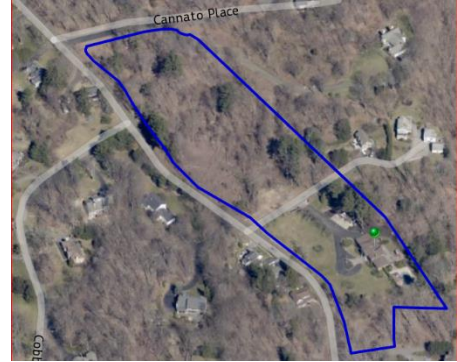
SBL  
101.03-3-83

MEETING DATE  
November 14, 2022

PROPERTY ADDRESS/LOCATION  
40 High Street

**BRIEF SUMMARY OF REQUEST**

**Proposed two (2) lot subdivision (1 new building lot) in the R-1A zone.**



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 acre)	Existing lot with home	Residential	2 Lot Subdivision	5.847 acres

**PROPERTY HISTORY**

**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.
- Promote strong design of new subdivisions that provides for:
  - o Internal roadway access that encourages safe and efficient traffic flow while protecting aesthetic character.
  - o Road connectivity between adjoining residential developments, to facilitate good circulation and provide easy access for Town services and emergency vehicles.
  - o Set-asides of open space such as wetlands, steep slopes, hillsides, ridgelines and other scenic or environmental resources.
  - o Continued protection of environmental, scenic and aesthetic resources through Section 278 of the Town Law.

**STAFF RECOMMENDATIONS**

1. The Planning Board will need to determine whether it is appropriate to approve the subdivision of the subject property.
2. The Applicant should be directed to address all outstanding staff and consultant's comments.

Procedural Comments

1. The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA).
2. A public hearing regarding the proposed subdivision will need to be scheduled.
3. Pursuant to Section 340-5.B(1) 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.
4. The subdivision 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, emergency vehicle access or any other issued deemed important to providing emergency services.

General Comments

1. The IPP and preliminary plat should be revised to depict the Town-regulated wetland and wetland buffer present on the property. Any disturbance should be quantified and depicted on the IPP.
2. The IPP and preliminary plat should be revised to depict the Town-regulated steep slopes present on the property. Any disturbance should be quantified and depicted on the IPP.
3. It appears that the proposed subdivision would create impacts to Town-regulated wetlands and Town-regulated steep slopes. Given that the lot is already developed with a single family home, the Planning Department recommends that the Planning Board evaluate the impacts associated with the further development of this property with an aim to avoid the issuance of wetlands and steep slope permits.
4. The Applicant should quantify tree removal for a) the proposed site improvements on Lot 1 1 and Lot 2 and b) for the entire proposed subdivision (including future development).
5. The proposed subdivision depicts lots that are capable of being further subdivided in the future (twice the minimum required net lot area). The Applicant should indicate whether the Applicant is willing to place a restriction on the property from being further subdivided at this time. If not, the Applicant will need to prepare a maximum development plan for review. The Applicant must create this plan since the Planning Board is required to take the necessary "hard look" at the full potential impacts associated with developing the entire parcel (to avoid segmentation).
6. While Cannato Place is a Town Road, the road does not appear to meet Town-road standards. The Town Engineer should review whether the existing conditions of the road can support an additional house and, if not, whether any improvements to the road should be made as part of this subdivision.
7. The Applicant shall submit an exhibit demonstrating that adequate sight distance can be achieved at the proposed driveway location pursuant to Section 355-59.D of the Town Code.
8. The Applicant should submit exhibits depicting how average lot width and lot depth were calculated for Lots 1 and 2.
9. The Applicant should submit a Gross Land Coverage Calculations Worksheet for proposed Lot 2. A GLC backup exhibit should also be submitted for review.
10. The Applicant should submit Gross Floor Area Calculations Worksheet for proposed Lot Lot 2. A GFA backup exhibit should also be submitted for review.

Staff Notes

The Planning Board should determine whether it wishes to coordinate the environmental review with other Involved Agencies.

11. A minimum contiguous buildable area exhibit should be submitted for review.
12. The applicant shall submit payment of the recreation fee in the amount of ten-thousand dollars (\$10,000) for each new building lot, for a total of \$10,000 as stated in Section 275-27 of the Town Code.
13. The Applicant should submit a preliminary plat that conforms to the minimum requirements of Section 275-30 of the North Castle Town Code for review.
14. It appears that the property contains several existing elements that do not appear to comply with the Town Code (e.g. pool and pool patio does not meet rear yard setback, detached garage does not meet rear yard setback, pool fence not located on property, driveway courtyard does not meet front yard setback). The Applicant will need to demonstrate that all approvals/variances have been issued for these site elements.