



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

February 3, 2023

APPLICATION NUMBER - NAME  
#2022-044 – 3 Maple Way  
Site Development Plan, Wetlands Permit and Tree Removal Permit Approvals

SBL  
101.04-2-74

MEETING DATE  
February 13, 2023

PROPERTY ADDRESS/LOCATION  
3 Maple Way, Armonk

**BRIEF SUMMARY OF REQUEST**

Teardown of existing house and construction of a new 9,516 square foot home.  
This project was referred to the Planning Board by the RPRC.



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 Zoning District	Single Family Residential	Residential	New Home	2 acres

**PROPERTY HISTORY**

**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 & PLANNING BOARD POLICY DECISIONS**

1. The Planning Board should direct the Applicant to address the comments contained in this memo and resubmit to the Planning Board for further discussion.

<u>Procedural Comments</u>	<u>Staff Notes</u>
<ol style="list-style-type: none"> <li>1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).</li> <li>2. A neighbor notification meeting regarding the proposed amendment will need to be scheduled.</li> <li>3. 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.</li> <li>4. Pursuant to Section 340-5.B 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.</li> </ol>	<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 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>
<u>General Comments</u> <ol style="list-style-type: none"> <li>1. The proposed house extends from side lot line setback to side lot line setback. This creates a situation where the driveway apron for the side loaded garage is located within a few feet of the side lot line. The area between the side lot line and the driveway apron is not large enough to support large vegetation. It is recommended that the house be reduced in width so that that an adequate planting area can be provided adjacent to the garage.</li> <li>2. The site plan should be revised to depict the footprints of the houses on both sides of the lot. The new house should be placed in relatively the same area as the houses to either side.</li> <li>3. A large row of trees is located along the southern property line. It appears that the trees are proposed to remain. However, the construction of the driveway may significantly impact the root system of the trees. The plans depict a plant health care note.</li> <li>4. The house appears to have remained the same size as when submitted to the RPRC; however, the basement size went from 2,570 square feet to 1,716 square feet and the attic went from 624 square feet to 600 square feet. The Applicant should explain why the sizes changed and demonstrate how attic and basement spaces was calculated referencing the definition of gross floor area in the Town Code.</li> <li>5. The Applicant should submit side elevations of the proposed house for review.</li> <li>6. The submitted elevations (including pool house) should depict proposed Building Height and Max. Exterior Wall Height.</li> <li>7. The site plan depicts the removal of 1 Town-regulated tree.</li> <li>8. The site plan shall be revised to depict 200 feet of sight distance at the driveway intersection with Maple Way.</li> <li>9. A portion of the driveway is located over a drainage easement with pipe. The Applicant should describe the pipe and which parties are involved in the easement.</li> <li>10. The Town's GIS depicts hydric soil on this property. The Town Engineer will need to determine whether a wetlands permit would need to be issued for the project.</li> </ol>	<p>The Planning Board should review the proposed condition in the field and determine whether the proposal is acceptable</p> <p>The Planning Board will need to review the proposed house location and the relationship with adjacent homes.</p> <p>The Town Engineer should review and comment whether the proposed plan will adequately protect the trees.</p> <p>The change results in the floor area now complying with the Town Code.</p> <p>The Town Engineer should review this issue.</p>