



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

February 15, 2023

APPLICATION NUMBER - NAME  
#2022-052 – 19 Jackson Road  
Site Development Plan, Wetlands Permit and Tree Removal Permit Approvals

SBL  
102.02-2-65

MEETING DATE  
February 27, 2023

PROPERTY ADDRESS/LOCATION  
19 Jackson Road, Banksville

**BRIEF SUMMARY OF REQUEST**

Principal house addition for a master bedroom suite, three approximately 800 square foot accessory structures and a new patio area.

This project was referred by the RPRC to the Planning Board.



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	Addition, Accessory Structures and Patio	4.3 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 public hearing regarding the proposed wetlands permit and site plan 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> <li>5. It appears that the plan will require disturbance within a 100-year FEMA Floodplain Zone A (36119C). A Floodplain Development Permit will be required in accordance with Chapter 109 -Flood Damage Prevention of the Town Code. The plan shall demonstrate any potential impact to the floodplain is mitigated with compensatory flood storage to offset any proposed fill in the floodplain.</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 Applicant is proposing 3 new approximately 800 square foot accessory structures, a patio and a house addition. It appears that the scale of the proposed three accessory structures may overwhelm the pool area. It is recommended that the Applicant give consideration reducing the size of the patio and three buildings or combining the three structures into a single, smaller accessory building.</li> <li>2. The site plan should depict any proposed tree removal. If tree removal is not proposed, a note stating such should be added to the plans.</li> <li>3. The Applicant should submit a gross land coverage backup exhibit.</li> <li>4. The Applicant should submit a gross floor area backup exhibit.</li> <li>5. The submitted elevations (including accessory structures) should depict proposed Building Height and Max. Exterior Wall Height.</li> <li>6. The Applicant should demonstrate (provide calculations) demonstrating that each accessory structure is less than 25% of the gross floor area of the principal building.</li> </ol>	