



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

May 26, 2023

APPLICATION NUMBER - NAME
#2023-020 – 1 Guion Lane
Site Plan, Steep Slope and Tree Removal
Permit Approvals

SBL
95.01-2-10.3

MEETING DATE
June 12, 2023

PROPERTY ADDRESS/LOCATION
1 Guion Lane

BRIEF SUMMARY OF REQUEST

Proposed new 8,525 square foot home on an existing vacant lot.

The subject parcel is lot Lot 4-3 of the Kalmancy Subdivision. Note 4 on the subdivision plat map requires that this lot receive Planning Board site plan approval prior to the construction of a residence on the lot.

The Planning Board granted site plan approval for a 5,968 square foot home on January 24, 2022.



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 One-Family Residence District (2 acres)	Existing Vacant Lot	Residential	House, driveway and yard areas.	2.88 acres

PROPERTY HISTORY

Existing Vacant Lot

Planning Board granted site plan approval for a 5,968 square foot home on January 24, 2022

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.

Procedural Comments

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 Banksville 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 Bedford.
7. The neighbor notification notice will need to be sent to the Town of Bedford 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 Bedford.

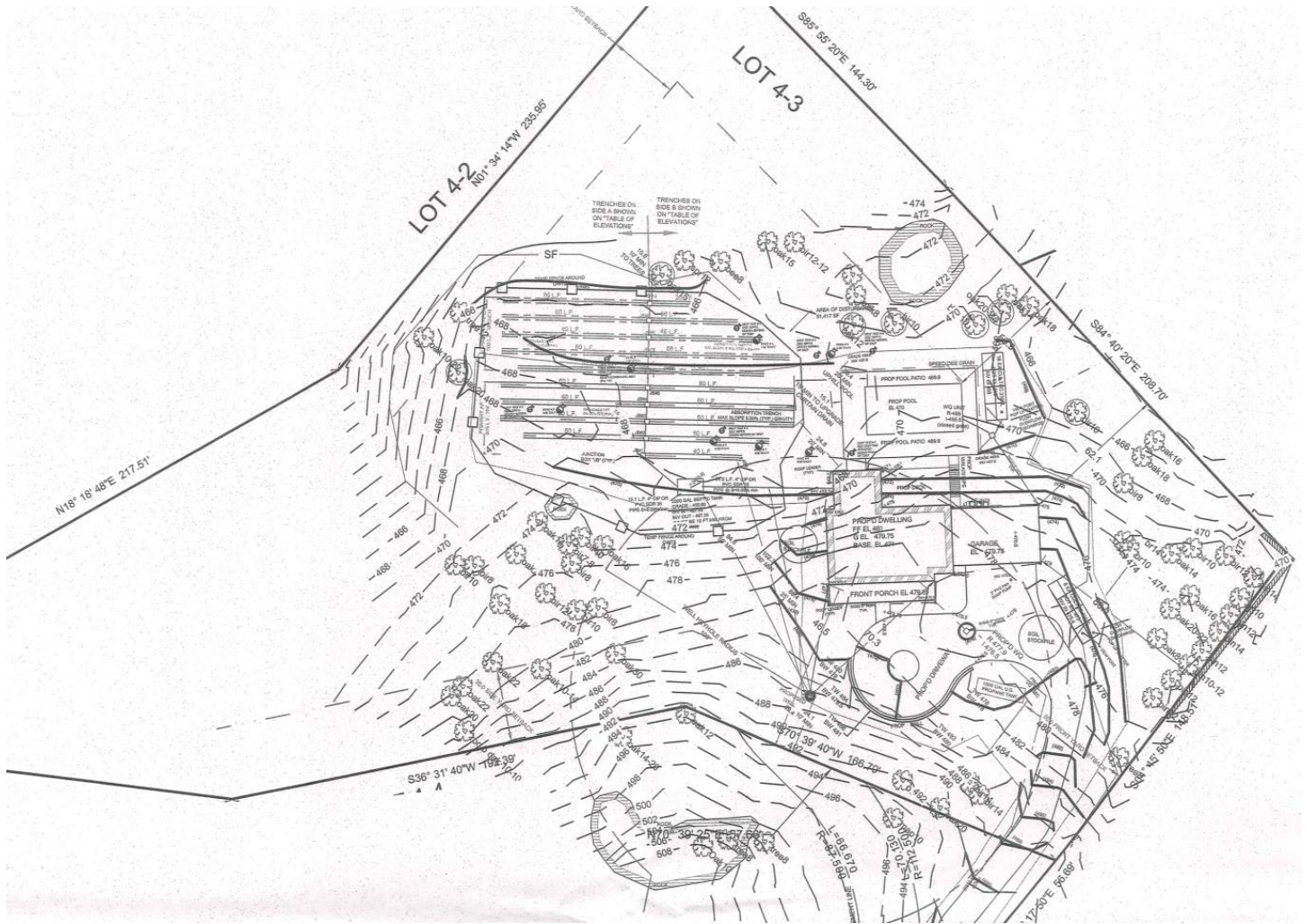
General Comments

1. While the proposed house is larger than the house previously approved by the Planning Board, site impacts remain similar. The Planning Department does not have significant concern with the proposed site plan changes.
2. The Applicant should submit a steep slope exhibit and indicate whether any disturbance to Town-regulated steep slopes is proposed. If so, the Planning Board will need to issue a steep slope permit for this project.
3. The development of this lot will necessitate the removal of a large amount of Town-regulated trees, as depicted on the submitted site plan. The tree removal plan should be updated with a tree removal inventory so the Planning Board can quantify the proposed amount and type of tree removal.
4. The Applicant should specifically address whether rock will need to be removed in order to develop the site. If so, chipping or blasting may impact surrounding properties. If blasting, the Applicant should provide a blasting plan for review pursuant to Article I of Chapter 122 of the Town Code. If Chipping is proposed, the Applicant should provide a chipping plan for review pursuant to Article II (recently adopted) of Chapter 122 of the Town Code.
5. The elevations should be revised to depict Building Height and Maximum Exterior Wall Height.
6. It is recommended that the septic expansion area not be constructed at this time. If approved by the Health Department, several Town-regulated trees can remain.
7. Portions of the proposed pool patio does not meet the rear yard setback. The pool complex should be reconfigured to comply with the setback requirements of the Town Code.
8. The plans refer to a Landscape Plan that will provide additional details (e.g., fencing along driveway), however we did not see a submitted landscape plan for review.

Staff Notes

The Planning Board will need to determine whether the proposed amount of Town-regulated tree removal is acceptable.

9. The Applicant should provide gross land coverage and gross floor area backup exhibits for review.
10. The site plan (SW-2) shall be revised to include a note that the septic expansion area will not be cleared and graded at this time.



Previously submitted site plan