



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

November 29, 2023

APPLICATION NUMBER - NAME
#2023-025 – 14 Tallwoods Road
Site Plan, Wetlands, Steep Slope and Tree
Removal Permit Approvals

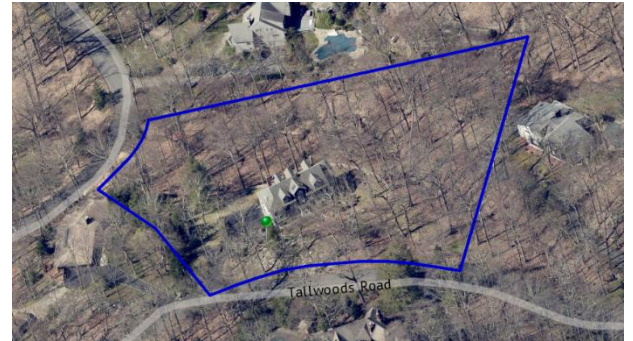
SBL
107.02-1-17

MEETING DATE
December 11, 2023

PROPERTY ADDRESS/LOCATION
14 Tallwoods Road

BRIEF SUMMARY OF REQUEST

The project involves the construction of an 18'x38' inground swimming pool with associated equipment and stormwater mitigation/pool drawdown system. Three (3) trees will be removed as a result of the construction activity. The project will also require wetland buffer mitigation in the form of invasive species removal and wetland buffer planting as mitigation for impact to locally regulated buffer disturbance.



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 Estate Property	Residential	Pool	2.3 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

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

<u>Procedural Comments</u>	<u>Staff Notes</u>
<ol style="list-style-type: none"> 1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA). 2. A neighbor notification meeting regarding the proposed site plan will need to be scheduled. 3. 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. 4. The project is located in the Kensico Drainage Basin. Disturbance of over 5,000 s.f. will require conformance with NYSDEC General Permit GP-0-20-001 and filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC. 5. The Applicant will need to obtain a chipping permit from the North Castle Building Department. 	
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The proposed inground pool is located entirely in a Town-regulated wetland buffer and located on a Town-regulated steep slope. Typically, recreational amenities located entirely in an undisturbed wetland buffer are highly scrutinized. On November 21, 2023 the Conservation Board recommended approval of the requested wetlands permit, as amended. 2. The pool is retained by a proposed 6.5 foot retaining wall. The wall may be visible from 8 Tallwoods Road. The plans have been revised to provide evergreen screening along the base of the wall. The proposed screening at the base of the wall should provide adequate visual mitigation to the neighboring property. 3. The site plan depicts 3,883 square feet of Town-regulated wetland buffer disturbance. A 9,344 square foot mitigation plan has been submitted for review by the Planning Board and Conservation Board. 4. 2 trees are proposed for removal. 5. The site plan depicts 182 square feet of Town-regulated steep slope disturbance. 	<p>The plans have been revised to reduce the size of the pool and revised the grading plan to minimize disturbance as compared to the original plan.</p> <p>The Planning Board and Conservation Board will need to determine whether the requested wetlands permit should be issued.</p> <p>The Planning Board will need to determine whether the proposed tree removal is acceptable.</p> <p>The Planning Board will need to determine whether the proposed steep slope disturbance is acceptable.</p>