



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

July 19, 2023

APPLICATION NUMBER - NAME  
#2023-028 – 10 East Lane  
Site Plan and Tree Removal Permit Approvals

SBL  
108.03-3-39.2

MEETING DATE  
August 7, 2023

PROPERTY ADDRESS/LOCATION  
10 East Lane, Armonk

**BRIEF SUMMARY OF REQUEST**

The construction of Lot #2 of the Turet Subdivision includes the construction of a new five-bedroom residence. Lot #2 construction also includes a new paved driveway, new in-ground pool, and associated patios/walkways. A new sewage disposal system and a new drilled well serving the proposed five-bedroom residence is also proposed.



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 acres)	Vacant Lot	Residential	House, driveway, pool and yard areas.	1.138 acres

**PROPERTY HISTORY**

Existing Lot created as part of the Turet Subdivision approved in 2019

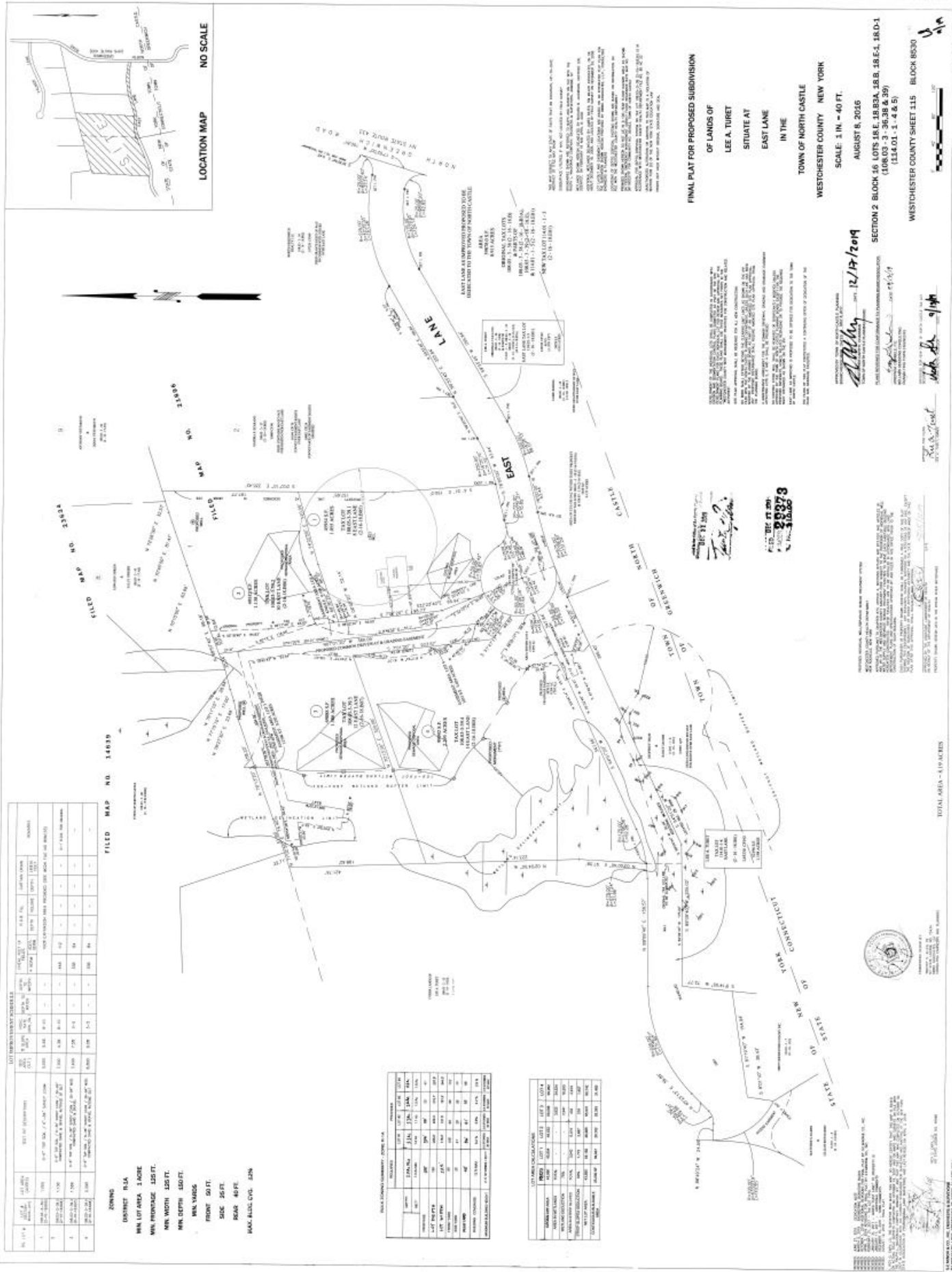
**COMPATIBILITY with the COMPREHENSIVE PLAN**

- 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"> <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. 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.</li> <li>3. The site plan 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, the designation of no-parking zones, emergency vehicle access or any other issued deemed important to providing emergency services.</li> <li>4. The Applicant will be required to obtain a curbcut permit from the North Castle Highway Department.</li> <li>5. A neighbor notification meeting regarding the proposed site plan will need to be scheduled.</li> <li>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 Greenwich.</li> <li>7. The neighbor notification notice will need to be sent to the Town of Greenwich 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 Greenwich.</li> </ol>	
<u>General Comments</u> <ol style="list-style-type: none"> <li>1. The Town Engineer should comment with respect to the construction of East Lane improvements and the construction of the common driveway serving Lot #2 &amp; #3.</li> <li>2. The Town Engineer should comment with respect to the stormwater management systems and the wetland mitigation plantings that will be installed as part of the subdivision approvals.</li> <li>3. The Applicant should submit a proposed landscaping plan for review. A plating schedule that includes name, size and quantify should be provided.</li> <li>4. The submitted elevations should be revised to depict proposed building height (average grade to rooftop).</li> <li>5. The site plan should be revised to depict proposed Town-regulated tree removal.</li> <li>6. The should advise the Planning Board whether any rock chipping or blasting would be required.</li> </ol>	<p>The site plan should be revised to graphically depict trees to remain as well as trees proposed to be removed.</p>



LOT DIMENSION CHARACTERISTICS						
NO.	AREA (SQ. FT.)	WIDTH (FT.)	DEPTH (FT.)	PERCENT OF DISTRICT	PERCENT OF DISTRICT	PERCENT OF DISTRICT
1	1,000	100	100	10.00	10.00	10.00
2	2,000	200	100	20.00	20.00	20.00
3	3,000	300	100	30.00	30.00	30.00
4	4,000	400	100	40.00	40.00	40.00
5	5,000	500	100	50.00	50.00	50.00
6	6,000	600	100	60.00	60.00	60.00
7	7,000	700	100	70.00	70.00	70.00
8	8,000	800	100	80.00	80.00	80.00
9	9,000	900	100	90.00	90.00	90.00
10	10,000	1,000	100	100.00	100.00	100.00

**ZONING**  
 DISTRICT R-1A  
 MIN. LOT AREA 1 ACRE  
 MIN. FRONTAGE 150 FT.  
 MIN. WIDTH 150 FT.  
 MIN. DEPTH 150 FT.  
 MIN. YARDS  
 FRONT 50 FT.  
 SIDE 25 FT.  
 REAR 45 FT.  
 MAX. BUILDING 60%

TOTAL AREA CALCULATIONS	
AREA	100,000
MINUS	10,000
EQUALS	90,000

LOT AREA CALCULATIONS	
AREA	100,000
MINUS	10,000
EQUALS	90,000



**FINAL PLAN FOR PROPOSED SUBDIVISION**  
 OF LANDS OF  
 LEE A. TURET  
 SITUATE AT  
 EAST LANE  
 IN THE  
 TOWN OF NORTH CASTLE  
 WESTCHESTER COUNTY NEW YORK  
 SCALE: 1 IN. = 40 FT.  
 AUGUST 8, 2016

SECTION 2 BLOCK 16 LOTS 18E, 18B3A, 18B, 18E-1, 18D-1  
 (108.03 - 3 - 36.38 & 39)  
 (114.01 - 1 - 4 & 5)  
 WESTCHESTER COUNTY SHEET 115 BLOCK 1830

12/17/2014  
 SECTION 2 BLOCK 16 LOTS 18E, 18B3A, 18B, 18E-1, 18D-1  
 (108.03 - 3 - 36.38 & 39)  
 (114.01 - 1 - 4 & 5)

TOTAL AREA - 410 ACRES  
 11/11/14