



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

August 7, 2023

APPLICATION NUMBER - NAME  
#2023-031 – 6 Cannato Pl. - Site Plan and  
Tree Removal Permit Approvals

SBL  
101.01-1-45

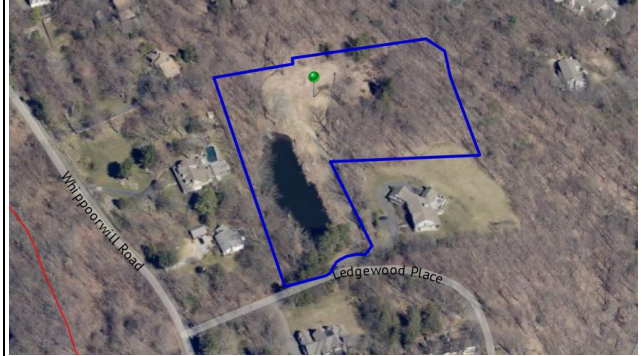
MEETING DATE  
September 11, 2023

PROPERTY ADDRESS/LOCATION  
6 Cannato Place

**BRIEF SUMMARY OF REQUEST**

Proposed teardown of the existing home on the lot and the construction of a new house and driveway.

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-1A One-Family Residence District (1 acres)	Existing Lot w/home	Residential	House, terrace, driveway and yard areas.	1 acre

**PROPERTY HISTORY**

Existing lot that previously contained a single-family home built in 1962.

**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.

<p><u>Procedural Comments</u></p> <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. A neighbor notification hearing regarding the proposed site plan and tree removal permit need to be scheduled.</li> </ol>	<p><u>Staff Notes</u></p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> <li>1. The Applicant should submit a Gross Land Coverage Calculations Worksheet for review.</li> <li>2. The Applicant should submit a Gross Floor Area Calculations Worksheet for review.</li> <li>3. The submitted elevations should be revised to depict Max Ext. Wall Height (lowest grade to roof midpoint).</li> <li>4. The submitted elevations should be revised to depict Building Height (average grade to weighted roof midpoint).</li> <li>5. The site plan depicts 6,440 square feet of Town-regulated steep slope disturbance.</li> <li>6. The site plan depicts the removal of 17 Town-regulated trees.</li> </ol>	<p>The Planning Board will need to determine whether the proposed amount of Town-regulated steep slope disturbance is acceptable.</p> <p>The Applicant has submitted a substantial screening/mitigation plan for review.</p>