



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

April 30, 2024

APPLICATION NUMBER - NAME  
#2023-034 – 34 Creemer Road  
Site Plan, Wetlands Permit and Tree Removal  
Permit Approvals

SBL  
108.04-2-14

MEETING DATE  
May 13, 2024

PROPERTY ADDRESS/LOCATION  
34 Creemer Road, Armonk

**BRIEF SUMMARY OF REQUEST**

The RPRC previously sent this project to the Planning Board and Conservation Board. The PB and CB reviewed the project and approved a new house. The Applicant is seeking a new house and site plan design at this time.

The major amendment to the plan is the construction of a proposed new inground pool located entirely in a Town-regulated wetland buffer.



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)	Vacant Lot	Residential	House, driveway, pool and yard areas.	2.15 acres

**PROPERTY HISTORY**

The Planning Board previously approved a site plan for this lot on July 31, 2018.

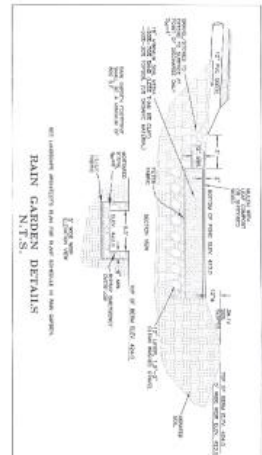
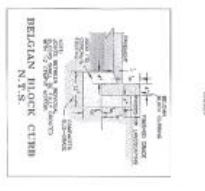
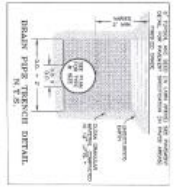
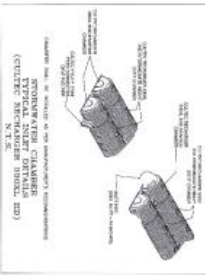
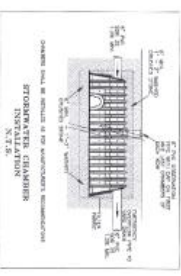
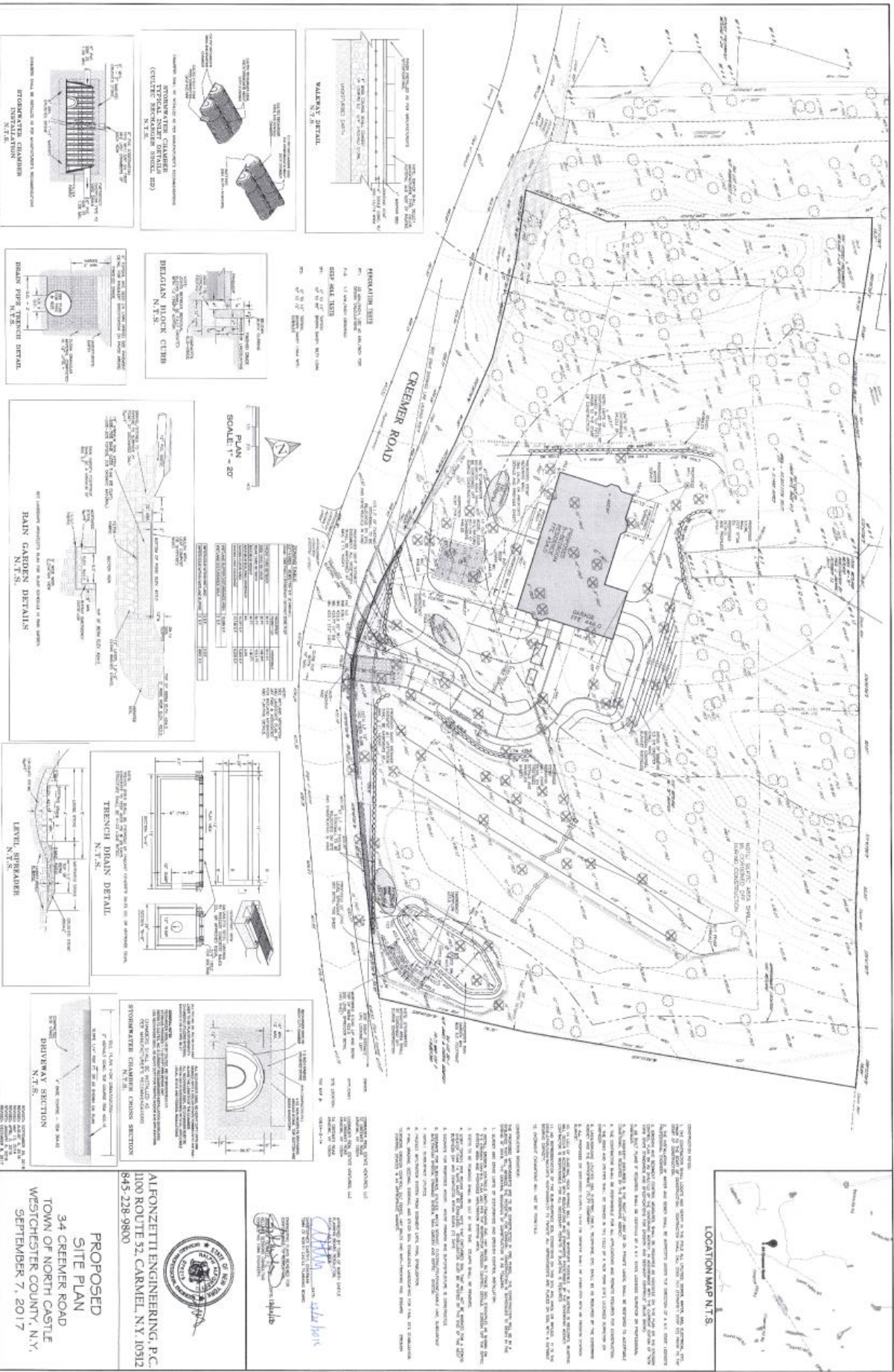
**COMPATIBILITY with the COMPREHENSIVE PLAN**

- 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**

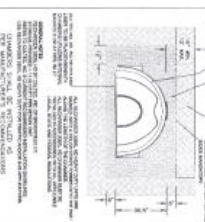
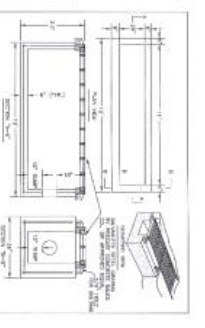
1. The Applicant should be directed to address all outstanding staff and consultant’s comments.
2. The Planning Board and the Conservation Board will need to determine whether the proposed pool location is acceptable.

<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 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>3. 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>4. 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>5. The Applicant will be required to obtain a curbcut permit from the North Castle Highway Department.</li> <li>6. A public hearing regarding the proposed site plan and wetlands permit will need to be scheduled.</li> <li>7. 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>8. 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>	<p><u>Staff Notes</u></p> <p>The Conservation Board in a March 26, 2024 memorandum to the Planning Board recommended approval of the requested wetlands permit.</p> <p>The referrals were made on October 13, 2023.</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> <li>1. This application was last reviewed in October of 2023. The plans have been updated to modify the footprint and design of the proposed house. The proposed impacts remain generally the same.</li> <li>2. The site plan depicts 15,780 square feet of Town-regulated wetland buffer disturbance and 31,791 square feet of proposed mitigation. The Planning Board and Conservation Board will need to determine whether the proposed amount of Town-regulated wetland buffer disturbance is acceptable.  Based upon the submitted plans, Town-regulated wetland buffer disturbance is the same as the previously approved plans.</li> <li>3. The site plan depicts the removal of 50 trees. Based upon the submitted plans, Town-regulated tree removal is the same as the previously approved plans.</li> <li>4. The should advise the Planning Board whether any rock chipping or blasting would be required.</li> </ol>	<p>On October 12, 2023 the Planning Board expressed that the plan was reasonable and directed the Applicant to the ARB and CB.</p> <p>The Conservation Board in a March 26, 2024 memorandum to the Planning Board recommended approval of the requested wetlands permit.</p> <p>If so a permit from the Building Department will be required.</p>



PROPOSED MATERIALS

NO.	DESCRIPTION	QUANTITY	UNIT
1	ASPHALT DRIVEWAY	1,200	SQ. YD.
2	CONCRETE DRIVEWAY	1,200	SQ. YD.
3	CONCRETE DRIVEWAY	1,200	SQ. YD.
4	CONCRETE DRIVEWAY	1,200	SQ. YD.
5	CONCRETE DRIVEWAY	1,200	SQ. YD.
6	CONCRETE DRIVEWAY	1,200	SQ. YD.
7	CONCRETE DRIVEWAY	1,200	SQ. YD.
8	CONCRETE DRIVEWAY	1,200	SQ. YD.
9	CONCRETE DRIVEWAY	1,200	SQ. YD.
10	CONCRETE DRIVEWAY	1,200	SQ. YD.



**PROPOSED SITE PLAN**  
 34 CREMER ROAD  
 TOWN OF NORTH CASTLE  
 WESTCHESTER COUNTY, N.Y.  
 SEPTEMBER 7, 2017

ALFONZETTI ENGINEERING, P.C.  
 1100 ROUTE 52, CARMEL, N.Y. 10912  
 845 228-9800

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LOCATION MAP N.T.S.

CONSTRUCTION NOTES:  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE ENGINEERING AND SURVEYING LAW AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS.  
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS.  
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