



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

November 27, 2023

APPLICATION NUMBER - NAME  
#2023-044 – 2 Wheelwright Lane (Daphne Lane) - Site Plan, Wetlands Permit and Tree Removal Permit Approvals

SBL  
102.01-2-58.2

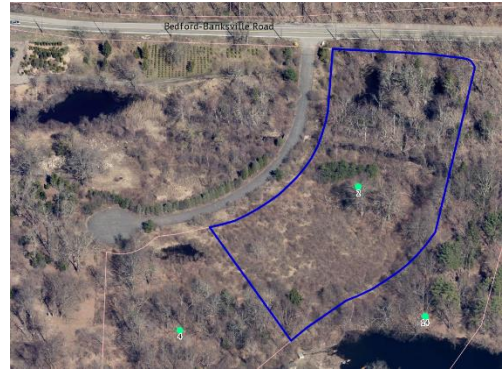
MEETING DATE  
December 5, 2023

PROPERTY ADDRESS/LOCATION  
2 Daphne Lane

**BRIEF SUMMARY OF REQUEST**

Proposed new 5,053 square foot home on an existing vacant lot.

The subject parcel is lot Lot 1 of the Troy 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.



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 & Nursery	House, driveway, pool and yard areas.	3.69 acres

**PROPERTY HISTORY**

Existing Vacant Lot

Planning Board granted site plan approval for a 9,648 square foot home on February 11, 2008.

**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. A public hearing regarding the proposed site plan and wetlands permit will need to be scheduled.
5. 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.
6. A portion of the property is located in a flood zone. The Applicant will need to obtain a floodplain development permit from the Building Department.
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 Bedford Banksville Road (CR 56).

General Comments

1. It is noted that the proposed house is smaller than the house previously approved by the Planning Board and site impacts remain similar. The Planning Department does not have significant concern with the proposed site plan.
2. The Applicant should submit a Town-regulated wetland buffer exhibit and indicate whether any disturbance to a Town-regulated buffer is proposed. If so, the Applicant will need to prepare a 2:1 mitigation plan for review.
3. The Applicant should submit a Town-regulated tree removal exhibit and indicate whether any Town-regulated tree removal is proposed. If so, the Applicant should prepare a landscaping/tree mitigation plan for review.
4. The elevations should be revised to depict Building Height and Maximum Exterior Wall Height.
5. It is noted that the Town Board on June 25, 2003 named the road for the Troy Subdivision as Wheelwright Lane (not Daphne Lane). The plans shall be revised to reflect the correct street name.

Staff Notes

The Planning Department coordinated with the Tax Assessor to update the tax records accordingly.



