



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

December 13, 2023

APPLICATION NUMBER - NAME
#2023-046 – 4 Armonk Heights Road
Site Plan, Wetlands and Tree Removal Permit Approvals

SBL
101.01-1-34

MEETING DATE
January 8, 2024

PROPERTY ADDRESS/LOCATION
4 Armonk Heights Road

BRIEF SUMMARY OF REQUEST

The owner has performed land clearing and drainage work without a permit and received a stop work order.

The Applicant is also seeking Planning Board approval for the construction of a new 14,590 s.f. home, pool, pool house and barn.



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 Vacant Property	Residential	House, Pool, Pool House, Barn	11.02 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 12-18.A 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. 4. Since this lot is in excess of 10 acres, the project should be referred to the Conservation Board, pursuant to Section 239-y.3.a of NY General Municipal Law. 5. The Applicant will need to obtain a curb cut permit from the North Castle Highway Department. 6. The property is located within a Flood Zone. A Floodplain Development Permit may be required to be issued by the Building Department prior to the issuance of a Building Permit. 	
<ol style="list-style-type: none"> 1. The Applicant should submit a plan describing and highlighting the disturbance conducted on the site without a permit. The Applicant should submit a remediation plan for review. 2. The site contains several streams and regulated areas. The Applicant has had the Town-regulated wetland area flagged. It is noted that the Applicant's report depicts some of the streams being drainage channels and not regulated wetland areas. The Town Wetlands Consultant will need to review the report and field conditions to determine whether they agree with the submitted report. 3. The site plan depicts a significant amount of regrading and wall construction. It is recommended that the Applicant explore creating a site plan that better works with existing topography and attempts to minimize disturbance to the maximum extent practicable. This may include creating various outdoor tiers and creating a house design that better works with existing topography. 4. The Applicant is proposing to construct a barn. The Applicant should describe and note the types of animals proposed to be in the barn. Section 355-21 of the Town Code limits animals to the keeping of dogs, cats and other animals which may be considered household pets, provided that not more than 12 head of poultry and not more than 4 other animals exceeding 6 months of age are kept. In addition, on any lot having a minimum area of 1 acre, 2 horses may be maintained. Additional horses may be maintained by special permit pursuant to Article VII of the Town Code. 5. The site plan should quantify the number of trees proposed to be removed. In addition, a tree inventory identifying the tree, health condition and removal status should be submitted. The Applicant should address whether any fields/paddock areas are proposed with the construction of the barn. 6. Town-regulated steep slope disturbance appears to be proposed. The Applicant should submit a steep slope disturbance plan for review. The plan should quantify, in square feet, the amount of Town-regulated steep slope disturbance. 7. The Applicant should submit a basement floor plan for review. 8. Pursuant to Section 355-21 of the Town Code, each building can't contain more than 4 garage parking spaces. The proposed main house appears to contain six spaces. The plans will need to be revised or the Applicant will need to seek a variance from the Zoning Board of Appeals. 	

9. The proposed new barn appears to be in excess of 800 square feet and, therefore, the Applicant must secure a Planning Board special permit for this structure. The plans should note the size of the barn (in s.f.) and the elevations should be submitted to demonstrate that the stable does not exceed a height of 22 feet (maximum permitted). The Applicant must also demonstrate that the barn is less than 25% of the gross floor area of the main house and depict the calculations used to demonstrate compliance.
10. The proposed new pool house appears to be in excess of 800 square feet and, therefore, the Applicant must secure a Planning Board special permit for this structure. The plans should note the size of the pool house (in s.f.) and elevations should be submitted to demonstrate that the pool house does not exceed a height of 22 feet (maximum permitted). The Applicant must also demonstrate that the pool house is less than 25% of the gross floor area of the main house and depict the calculations used to demonstrate compliance.
11. The submitted Zoning Analysis Table does not depict the correct minimum requirements for the R-1A Zoning District. The table should be updated.
12. The submitted Zoning Analysis Table appears to contain several errors relating to proposed setbacks. The table should be updated.
13. The Applicant should submit floor plans and elevations for the proposed pool house.
14. The Applicant should submit floor plans and elevations for the proposed barn.
15. The submitted GLC Worksheet indicates 1,500 sq. ft. of accessory building coverage and only 600 sq. ft. of GFA for the same accessory buildings. The Applicant should provide an explanation.
16. The Applicant will need to submit a gross land coverage calculations backup exhibit for review.
17. The Applicant will need to submit a gross floor area backup exhibit for review.