



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

March 1, 2024

APPLICATION NUMBER - NAME
#2024-008 – 10 Round Hill Way
Site Plan, Steep Slope and Tree Removal
Permit Approvals

SBL
109.01-1-49.4

MEETING DATE
March 11, 2024

PROPERTY ADDRESS/LOCATION
10 Round Hill Way

BRIEF SUMMARY OF REQUEST

Construction of a 10,107 square foot single-family home and pool on Lot 4 of the Rolling Hills Subdivision.



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 Property	Residential	House and Pool	4.7 acres

PROPERTY HISTORY

Lot 4 of the Rolling Hills Subdivision

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. The Applicant will need to obtain a curb cut permit from the North Castle Highway Department. 	
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The site plan depicts a significant amount of regrading. 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 removing the proposed pool and not amending the previously approved C&GLL. 2. The site plan should be revised to depict the entire lot. 3. The site plan should be revised to include a zoning conformance table. 4. The Rolling Hills Subdivision depicted the proposed house footprint area originally as a septic system. The development area is proposed to be expanded and the Planning Board will need to revise the previously approved C&GLL. The Applicant should depict the existing and proposed C&GLL. In addition, the Applicant should quantify the original C&GLL area (in s.f.) and proposed C&GLL area (in s.f.). 5. The site plan depicts regrading directly adjacent to the Town-regulated wetland buffer. Pursuant to the Rolling Hills Subdivision, the site plan should depict the installation of a permanent demarcation of the Town-regulated wetland buffer area (fence, wall, bounders, etc.) 6. Pursuant to the Rolling Hills Subdivision, the plans should be revised to depict a 50' by 50' vehicular turnaround area at the intersection of the driveway servicing Lots 4 and 5 to the satisfaction of the Town Engineer. 7. Pursuant to the Rolling Hills Subdivision, the preliminary plat and IPP should be revised to depict the installation of a permanent demarcation of the proposed easement area (monument, fence, wall, boulders, etc) to the satisfaction of the Town Planner. 8. Pursuant to the Rolling Hills Subdivision, prior to the issuance of any Certificate of Occupancy for Lots 1- 5, the Applicant shall demonstrate to the satisfaction of the Building Inspector that the two 10,000 buried water storage tanks have been filled with water. 9. 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. 10. 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. 11. The Applicant should submit a detailed landscaping plan for review. 12. Sheet A000 does not depict the correct property lines for proposed Lot 4. The plan should be updated. 	<p>It is recommended that the C&GLL not be significantly amended in this location in an effort to minimize impacts and maximize tree preservation.</p>

13. The submitted Floor Area Calculations Worksheet depicts a total of 7,168.7 sq. ft, yet the submitted backup exhibit depicts a total of 10,106.3 sq. ft. The plans/worksheet should be updated as necessary.
14. The Applicant will need to submit a gross land coverage calculations worksheet and backup exhibit for review.
15. The net lot area calculation does not appear to be correct.