

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

March 14, 2024



APPLICATION NUMBER - NAME  
#2024-011 – 16 Davis Drive - Site Plan and Tree Removal Permits

SBL  
94.04-2-49

MEETING DATE  
March 25, 2024

PROPERTY ADDRESS/LOCATION  
16 Davis Drive

**BRIEF SUMMARY OF REQUEST**

Proposed three car garage addition, driveway expansion, fencing, and driveway piers.

The Applicant has received a notice of violation for site disturbance without a permit. In addition, the Town Engineer has determined that over 100 c.y. of fill has been imported to the site. The Applicant will need to obtain a fill permit pursuant to Chapter 161 of the Town Code.



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 Zoning District	Existing Single Family Lot	Residential	Grading/Fill, house addition and driveway improvements	4.13 acres

**PROPERTY HISTORY**

House obtained CO in 1983

**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 & PLANNING BOARD POLICY DECISIONS**

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. A neighbor notification meeting for the proposed site plan is required.</li> <li>2. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).</li> <li>3. It is recommended that the Planning Board visit the site.</li> <li>4. The Building Department has indicated that over 100 c.y of fill has been imported onto the site. The Applicant should explain the situation to the Planning Board and highlight the location of the imported fill. The Applicant will need to obtain a fill permit from the Building Department.</li> </ol>	<p><u>Staff Notes</u></p> <p>It is recommended that the Applicant submit the fill permit documentation submitted to the Building Department for review by the Planning Board.</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> <li>1. Details of the proposed pool pergola should be submitted (design, height, elevations, etc.).</li> <li>2. The submitted house elevations should be revised to clearly depict existing and proposed conditions. Perhaps separate existing and proposed elevations would help. All proposed elevations should include Building Height (average grade to weighted roof midpoint) and Maximum Exterior Wall Height (lowest grade to weighted roof midpoint). The maximum permitted Building Height in the R-2A is 30 feet.</li> <li>3. The site plan depicts 34,038 s.f. of gross land coverage where the maximum permitted amount of gross land coverage is 26,238 s.f.</li> <li>4. The site plan depicts the removal of three trees. The Applicant should indicate whether the three trees are the extents of tree removal including Town-regulated tree removal associated with the placement of the fill on the property.</li> <li>5. The site plan should be revised to depict the driveway apron depth for the proposed garage. It appears that drivers would have difficulty entering and exiting the driveway as proposed.</li> <li>6. The plan should identify if any Town-regulated steep slopes were or are proposed to be disturbed in the area of imported fill (or anywhere else).</li> </ol>	<p>The Applicant will need to obtain a 7,800 s.f. gross land coverage variance from the Zoning Board of Appeals.</p>