



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

April 15, 2024

APPLICATION NUMBER - NAME  
#2024-012 – 103 Mianus River Road  
Site Plan Approval

SBL  
96.01-1-2

MEETING DATE  
April 25, 2024

PROPERTY ADDRESS/LOCATION  
103 Mianus River Road

**BRIEF SUMMARY OF REQUEST**

Update of the home by replacing the relatively newer additions on the north end of the house with new spaces on the same footprint. In addition, a new entry point closer to the kitchen is proposed.



PENDING ACTION:       Plan Review       Town Board Referral       Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-4A One-Family Residence District (4 acre)	Existing Home	Residential	Interior and Exterior Improvements	8.5 acres

**PROPERTY HISTORY**

Existing Home

**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 proposed project is compatible with existing site features and with the larger surrounding neighborhood. As such, the Planning Department does not have any substantive concerns with the proposal.

<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. A public hearing regarding the proposed site plan will need to be scheduled.</li> <li>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.</li> </ol>	
<p><u>General Comments</u></p> <ol style="list-style-type: none"> <li>1. The project is located on Minus River Road, which is a designated Scenic Roadway. As such, Planning Board site plan approval is required for this project.</li> </ol> <p>In reviewing the site plan the Planning Board shall take into consideration the following:</p> <ol style="list-style-type: none"> <li>(1) Any necessary intrusions within the scenic roadscape area shall be reduced to the maximum extent practicable by such measures as common driveways, shared utility services or other such techniques.</li> <li>(2) The Planning Board is hereby encouraged to utilize its authority to approve conservation subdivisions pursuant to § 355-31 of this chapter where said Board determines that such is necessary or appropriate in order to help achieve the purposes of this section.</li> <li>(3) The Planning Board, in granting site plan approval along scenic roadways as identified herein, shall determine that the construction or site alteration approved will be compatible with the legislative intent of this section.</li> <li>(4) All other procedures and requirements for site plan approval along scenic roadways shall be as set forth in Article VIII of this chapter.</li> </ol> <ol style="list-style-type: none"> <li>2. The proposed new covered porch at the front of the house does not meet the minimum required front yard setback of 75 feet in the R-4A Zoning District.</li> <li>3. The Applicant should confirm that Town-regulated tree removal is not proposed. If so, a note stating such should be added to the plan.</li> <li>4. The site plan depicts a Town-regulated wetland and wetland buffer on the site. Based upon the plan, the issuance of a wetlands permit is not required.</li> <li>5. The Applicant confirm that all of the existing accessory structures have all required permits from the Building Department.</li> </ol>	<p><u>Staff Notes</u></p> <p>The proposed project is compatible with existing site features and with the larger surrounding neighborhood. As such, the Planning Department does not have any substantive concerns with the proposal.</p> <p>The Applicant will need to obtain a variance from the Zoning Board of Appeals.</p>