

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

April 17, 2024



APPLICATION NUMBER - NAME
#2024-014 88 Old Byram Lake Rd – Site Plan
and Tree Removal Permit Approvals

SBL
101.03-4-17.3

MEETING DATE
April 25, 2024

PROPERTY ADDRESS/LOCATION
88 Old Byram Lake Road

BRIEF SUMMARY OF REQUEST

Proposed construction of a new five-bedroom single family home and the removal of 18 Town-regulated trees on the above referenced property. The Planning Board has site plan jurisdiction over all site development as a result of a note on the Red Brook Glen subdivision plat, which this lot is a part.



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 acre)	Vacant Residential Lot	Residential and Membership Club	New single family home with associated appurtenances	5.3 acres

PROPERTY HISTORY	COMPATIBILITY with the COMPREHENSIVE PLAN
2003 – Planning Board granted Final Subdivision Plat approval for the Red Brook Glen subdivision, which this lot is a part.	<ul style="list-style-type: none"> • 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.
2. The project is compatible with the Comprehensive Plan.
3. Once all staff and consultant's comments are addressed, the Planning Board should give consideration to approving the requested permits.

<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. 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 I-684 4. 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. 	
<p><u>General Comments</u></p>	
<ol style="list-style-type: none"> 1. The Applicant shall submit a Gross Land Coverage Calculations Worksheet and backup data exhibit for review. 2. The Applicant shall submit a Gross Floor Area Calculation Worksheet and backup data exhibit for review. 3. The submitted elevations should be revised to depict Building Height (ave. grade to roof midpoint). Building Height can't exceed 30 feet. 4. Pursuant to Section 355-21 of the Town Code, on interstate highways, all buildings shall be set back a minimum distance of 200 feet from the nearest edge of pavement of the mainlines section of such highway. 5. The site plan depicts the removal of 18 Town-regulated trees. 6. A proposed landscaping plan should be provided. 7. It is recommended that the site plan be revised to depict monuments along the boundary of the existing conservation easement. In addition, it is recommended that the site plan be amended to depict monuments along the boundary of the Town-regulated wetland buffer line. 	<p>The site plan should be revised to depict the distance from the I-648 pavement to the proposed house footprint.</p> <p>Proposed tree removal is limited to the areas of disturbance and appears to be reasonable. The Planning Board will need to determine whether the proposed amount of Town-regulated tree removal is acceptable.</p>