



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

August 12, 2020

APPLICATION NUMBER - NAME
#2020-033 – 14 Mianus River Road
Site Plan Approval

SBL
96.03-1-21.1

MEETING DATE
September 14, 2020

PROPERTY ADDRESS/LOCATION
14 Mianus River Road

BRIEF SUMMARY OF REQUEST

Construction of a 726 square foot accessory barn structure with storage shed. A new driveway will be created from the street to access the barn structure and an existing curb cut will be eliminated. Stormwater mitigation is proposed to address runoff from new impervious surfaces.



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 Single-family home	Residential	Barn, Driveway and Patio	10.24 acres

PROPERTY HISTORY

Existing 1780 Single Family 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 of high quality design and is compatible with existing site structures 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"> 1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA). 2. 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. 3. A public hearing regarding the proposed site plan will need to be scheduled. 	
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The project is located on E. Middle Patent Road, which is a designated Scenic Roadway. As such, Planning Board site plan approval is required for this project. <p>In reviewing the site plan the Planning Board shall take into consideration the following:</p> <ol style="list-style-type: none"> (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. (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. (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. (4) All other procedures and requirements for site plan approval along scenic roadways shall be as set forth in Article VIII of this chapter. <ol style="list-style-type: none"> 2. The proposed accessory structure does not meet the minimum required front yard setback of 75 feet as only a 32 foot front yard setback is provided. The Applicant will need to seek a 43 foot front yard variance from the Zoning Board of Appeals. 3. The site plan should depict proposed sight distance at the proposed driveway. Sight distance provided shall be a minimum of 200 feet in each direction. 4. The submitted elevations should be revised to depict building height (average grade to roof midpoint). Accessory structures are limited to 1 story and 15 feet in height. 5. The site plan depicts the relocation of a 7" Oak and the removal of one other tree. 6. The Applicant shall submit a gross land coverage calculations worksheet and backup data for review. 7. The Applicant shall submit a gross floor area calculations worksheet and backup data for review. 8. The site plan should be revised to demonstrate that the accessory structure is not more that 25% of the gross floor area of the principal structure. 	<p><u>Staff Notes</u></p> <p>The proposed project is of high quality design and is compatible with existing site structures and with the larger surrounding neighborhood. As such, the Planning Department does not have any substantive concerns with the proposal.</p> <p>In addition, the Applicant will need to obtain a curbcut permit from the Highway Department.</p> <p>Additional height can be permitted by the Planning Board (up to 22 feet).</p> <p>The Planning Board will need to determine whether the proposed amount of Town-regulated tree removal is acceptable.</p>

F:\PLAN6.0\Memos\2020\2020-033.ark.docx