

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

August 12, 2020



APPLICATION NUMBER - NAME
#2020-034 – 168 Hickory Kingdom Road
Detached Garage
Special Permit Approval

SBL
95.02-2-37

MEETING DATE
September 14, 2020

PROPERTY ADDRESS/LOCATION
168 Hickory Kingdom Road

BRIEF SUMMARY OF REQUEST

Proposed new two story detached garage with storage on the second floor.



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 with in-ground pool	Residential	New two story detached garage	5 acres

PROPERTY HISTORY

Single Family home with pool.

COMPATIBILITY with the COMPREHENSIVE PLAN

- The subject property is located within the “Rural Low Density” land use category that generally corresponds to the single-family residential zones of 2 acres or greater (R-2A and R4A). This designation encompasses the majority of North Castle’s land area, including most of the Eastern District and large portions of Armonk.
- 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.

STAFF RECOMMENDATIONS & PLANNING BOARD POLICY DECISIONS

1. The Planning Board will need to determine whether the proposed building height is acceptable.
2. The Planning Board will need to determine whether the application meets the minimum requirements for the issuance of a special use permit.

<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 public hearing regarding the proposed special use permit 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 application for special permit approval will need to be referred to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML). This referral is required because the Planning Board must issue a special use permit. 	
<u>General Comments</u>	
<ol style="list-style-type: none"> 1. Section 355-21 of the Town Code states that detached garages shall not be over 1 story and 15 feet in height and limited to 800 square feet in area, except that the Planning Board may, by special permit, authorize the construction of accessory buildings not over 2 stories or 22 feet in height, provided that any such individual accessory building does not exceed 25% of the floor area of the main building, and further provided that all such accessory buildings meet all required setbacks for main buildings in the district in which they are located and are not located within any front yard. 2. The Applicant should submit a gross floor area calculations worksheet and required backup data for review. 3. The site plan does not depict the removal of any Town-regulated trees. If no tree removal is proposed, a note stating such should be added to the site plan. 4. Pursuant to Section 355-37 of the Town Code, the Planning Board must determine that: <ul style="list-style-type: none"> • The location and size of the use, the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located. • The location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings. • Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operations of any permitted uses not requiring a special permit. • Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety. • Where required, the provisions of the Town Flood Hazard Ordinance. • The Board finds that the proposed special permit use will not have a significant adverse effect on the environment. 	<p>The Applicant shall submit an exhibit demonstrating that the proposed detached garage does not exceed 25% of the floor area of the main building.</p> <p>In addition, the Planning Board will need to determine whether the proposed 19' ¼" building height is acceptable.</p> <p>In addition, the Applicant should confirm that the second story loft is included in the GFA calculation.</p>