

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

August 14, 2020

APPLICATION NUMBER - NAME

SBL

#19-039 – Odoardi

122.16-4-7

Site Plan and Tree Removal Permit Approvals

MEETING DATE

PROPERTY ADDRESS/LOCATION

September 14, 2020

22 Nethermont Ave

BRIEF SUMMARY OF REQUEST

Proposed new four bedroom 2,134 square foot home, driveway and yard areas.

This property was recently referred for Planning Board site plan approval by the RPRC.



PENDING ACTION:

☒ Plan Review☐ Town Board Referral☐ Preliminary Discussion

EXISTING ZONING

EXISTING LAND
USESURROUNDING
ZONING & LAND USESITE
IMPROVEMENTS

SIZE OF PROPERTY

R-5
One-Family
Residence District
(5,000 square feet)

Existing Vacant Lot

Residential

House, driveway and
yard areas.

6,948 square feet

PROPERTY HISTORY

Existing Vacant Lot

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 Planning Board should determine whether a rock chipping plan would be required to be prepared.
2. The Planning Board should determine whether the proposed house design and landscaping is acceptable.
3. The Planning Board should determine whether additional vehicle maneuvering room should be provided.

<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. Pursuant to Section 12-18(1) 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. The site plan should be forwarded to the Chief of Police, Fire Inspector and the North White Plains Fire Chief so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the designation of no-parking zones, emergency vehicle access or any other issued deemed important to providing emergency services. 4. The site plan should be forwarded to the Sewer and Water Department so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the ability to provide water and sewer capacity for the proposed house. 5. The Applicant will be required to obtain a curbcut permit from the North Castle Highway Department. 6. A neighbor notification meeting regarding the proposed site plan will need to be scheduled. 7. 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 the City of White Plains. 8. The neighbor notification notice will need to be sent to the City of White Plains City Clerk pursuant to § 239-nn of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of the City of White Plains. 	<p>This referral was made on January 28, 2020.</p> <p>This referral was made on January 28, 2020.</p> <p>This referral was made on January 28, 2020.</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The development of this lot will require a substantial amount of rock chipping (blasting is not proposed) that may significantly impact surrounding properties. The Planning Board should discuss whether the Applicant should be required to prepare a rock chipping plan that would specify the duration of impacts (how long chipping is to occur on the site), how impacts would be mitigated to the maximum extent practicable, how neighbors would be notified of the proposed chipping and penalties if the plan is not adhered to. 2. The lot is highly constrained by steep slopes and lot width. In addition, the proposed house is placed at a skewed angle as compared to the property to the south. 3. As requested, the site plan has been revised to depict two unimpeded, accessible, off-street parking spaces. <p>Only 9 feet of driveway is provided between the outdoor space and the garage space. It is recommended that the driveway be expanded to provide a bit more maneuvering room. In addition, the Applicant should explore whether there is an opportunity to reconfigure the driveway to provide an ability for a vehicle to turnaround in the driveway so that it is not necessary to back out into Nethermont Ave.</p>	<p>The Applicant has added a six foot fence along the side property lines. A detail of the fence should be added to the plans.</p> <p>In addition landscaping has been added to the plans.</p> <p>Furthermore, the Applicant has indicated that the side elevations have been revised. The Applicant should submit the revised house elevations for review.</p>

<p>4. The site plan depicts the removal of 12 (all but two) Town-regulated trees.</p> <p>5. The Applicant should provide a building height exhibit for review.</p> <p>6. The Applicant should provide a maximum exterior wall height exhibit for review.</p>	<p>Pursuant to Section 308-15 of the Town Code the Applicant should provide a plan that details the replacement proposed to mitigate the impacts from the proposed tree removal.</p> <p>It is recommended that additional planting be provided along the side lot lines.</p> <p>Building Height should be measured from the average grade to the midpoint of the roof.</p> <p>Max. Ext. Wall Height should be measured from lowest grade to the midpoint of the roof.</p>
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