

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

August 12, 2020

APPLICATION NUMBER - NAME
#2020-035 – 257 E. Middle Patent Rd.
Site Plan ApprovalSBL
88.04-1-13MEETING DATE
September 14, 2020PROPERTY ADDRESS/LOCATION
257 E. Middle Patent Rd.**BRIEF SUMMARY OF REQUEST**

Construction of a 577 square foot addition to the first floor, a 94 square foot entry deck and a second story addition with covered roof deck. In addition, a new septic system will be constructed on the site.

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	House Addition and New Septic System	114.5 acres

PROPERTY HISTORY


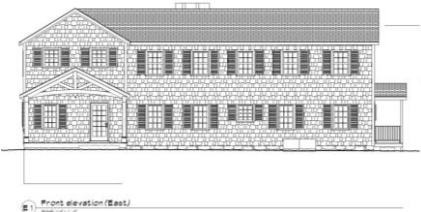
Existing Single Family Home

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 Planning Board and the Architectural Review Board will need to determine whether the house design is compatible with the larger surrounding neighborhood.

<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. <p>The Planning Board and the Architectural Review Board will need to determine whether the house design is compatible with the larger surrounding neighborhood.</p> <ol style="list-style-type: none"> 2. The submitted elevations should be revised to depict building height (average grade to roof midpoint) and Maximum Exterior Wall Height (lowest grade to roof midpoint). 3. The site plan depicts the removal of 1 18" Cedar. 4. The Applicant shall submit a gross land coverage calculations worksheet for review. 5. The Applicant shall submit a gross floor area calculations worksheet for review. 6. The Applicant will need to obtain approval from the Westchester County Department of Health for the new septic system. 	<p><u>Staff Notes</u></p>  <p>Existing</p>  <p>Proposed</p> <p>The Applicant should confirm that additional tree removal is not required for the construction of the new septic system.</p> <p>The Planning Board will need to determine whether the proposed amount of tree removal is acceptable.</p>

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