

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

July 22, 2020

APPLICATION NUMBER - NAME
#2020-026 – 27 Orchard Drive
Maximum Exterior Wall Height Increase

SBL
108.01-6-79

MEETING DATE
August 3, 2020

PROPERTY ADDRESS/LOCATION
27 Orchard Drive

BRIEF SUMMARY OF REQUEST

The rear elevation maximum exterior wall height of 36.5' does not comply with the maximum permitted exterior wall height of 34 feet in the R-10 Zoning District.

However, pursuant to Section 355-26.D of the Town Code, the Planning Board has the authority to allow a greater maximum exterior wall height after taking into consideration the topographic conditions of the building site, the amount of building setback provided and the size of the parcel involved.



PENDING ACTION: ☒ Plan Review ☐ Town Board Referral ☐ Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-10 One-Family Residence District (10,000 s.f.)	Vacant Lot	Residential	Construction of House	0.34 acres

PROPERTY HISTORY

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. Pursuant to Section 355-26.D of the Town Code, the Planning Board should determine whether to allow a greater maximum exterior wall height after taking into consideration the topographic conditions of the building site, the amount of building setback provided and the size of the parcel involved.
2. The Planning Department does not believe that the proposed increase in maximum exterior wall height will create a significant adverse visual impact.

<p><u>Procedural Comments</u></p> <p>1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).</p>	<p><u>Staff Notes</u></p>
<p><u>General Comments</u></p> <p>1. The submitted maximum exterior wall height calculation is not correct and should be revised. The measurement should be from the lowest elevation to the midpoint of the roof (bottom of french doors at rear of house – not adjacent land grade).</p> <p>Based upon the submitted documentation, it appears that the rear elevation maximum exterior wall height is 36.5' and does not comply with the maximum permitted height of 34 feet in the R-10 Zoning District.</p>	<p>Pursuant to Section 355-26.D of the Town Code, the Planning Board should determine whether to allow a greater maximum exterior wall height after taking into consideration the topographic conditions of the building site, the amount of building setback provided and the size of the parcel involved.</p> <p>The Planning Department does not believe that the proposed increase in maximum exterior wall height will create a significant adverse visual impact.</p>