

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

July 22, 2020

APPLICATION NUMBER - NAME

#2020-024 – 4 Gina Lane

Site Plan and Tree Removal Permit Approvals

SBL

102.01-2-81

MEETING DATE

August 3, 2020

PROPERTY ADDRESS/LOCATION

4 Gina Lane

BRIEF SUMMARY OF REQUEST

Legalization of Interior and associated exterior site improvements.

The site and house has undergone substantial changes without approval from the Town of North Castle. Specifically, trees have been removed, a pool has been removed, a driveway has been improved, a breezeway addition has been constructed, a portico has been constructed and the roof has been modified. In addition, interior changes have been completed without the benefit of a building permit.

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 USE | SURROUNDING ZONING & LAND USE | SITE IMPROVEMENTS | SIZE OF PROPERTY |
|---|----------------------------|-------------------------------|----------------------------|------------------|
| R-2A One-Family Residence District (2 acres) | Existing Lot With House | Residential | Reconstruction of House | 2 acres |

PROPERTY HISTORY

Existing Lot with 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 should determine whether the Applicant would be required to prepare a revegetation/mitigation plan in the area of tree removal.

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| <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(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. A neighbor notification meeting regarding the proposed site plan and tree removal permit will need to be scheduled. | <p><u>Staff Notes</u></p> |
| <p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The Applicant has removed trees without a permit. Pursuant to Section 308-25.C of the Town Code, trees removed without a permit shall be subject to a tree replacement plan approved by the Planning Board. The site plan should be revised to depict the location of existing trees and proposed trees to be removed (already removed). 2. The site plan should be revised to depict the existing pool location and proposed regrading to eliminate pool (built). | <p>The Planning Board should determine whether the Applicant would be required to prepare a revegetation/mitigation plan in the area of tree removal.</p> |