



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

June 26, 2020

APPLICATION NUMBER - NAME  
#2020-012 – 4 Ledgewood Place  
Site Plan, Wetlands Permit and Tree Removal  
Permit Approvals

SBL  
107.02-2-46

MEETING DATE  
July 13, 2020

PROPERTY ADDRESS/LOCATION  
4 Ledgewood Place

**BRIEF SUMMARY OF REQUEST**

Proposed rebuilding of existing house and construction of a new porch.  
Removal of all stumps in disturbed areas as indicated in the site plan.

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	4.35 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**

1. Given the amount of tree removal, it is recommended that additional tree planning should be provided.
2. Given the amount of wetland disturbance, it is recommended that the mitigation plan be revised and expanded.
3. It is recommended that additional screening be provided between the subject property and 6 Ledgewood.

<u>Procedural Comments</u>	<u>Staff Notes</u>
<ol style="list-style-type: none"> <li>1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).</li> <li>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.</li> <li>3. Pursuant to Section 340-5.B(1) of the Town Code, the Conservation Board is required to review the proposed wetland application and, within 45 days of receipt thereof, file a written report and its recommendation concerning the application with the Planning Board. Such report is required to evaluate the proposed regulated activity in terms of the findings, intent and standards of Chapter 340.</li> <li>4. The Applicant will need to obtain a NYSDEC freshwater wetlands permit for the work within the 100 foot wetland regulated area.</li> <li>5. A public hearing regarding the proposed site plan and wetlands permit will need to be scheduled.</li> </ol>	
<u>General Comments</u> <ol style="list-style-type: none"> <li>1. The Applicant has removed 44 trees within the wetland buffer without a permit. In addition, the rebuilt home is located in the wetland buffer. Given the proposed impacts associated with the tree removal, it is recommended that the Applicant prepare a detailed, and significant, revegetation/mitigation plan in the area of tree removal. Such mitigation plan should include items such as tree replanting, introduction of native plants and no-mow zones. The mitigation plan should be coordinated with the Conservation Board.</li> <li>2. The site plan depicts 12,413 square feet of wetland buffer disturbance. The Applicant will be required to prepare a mitigation plan that is at least twice the area of disturbance.</li> <li>3. The site plan should be revised to provide a significant screening plan between the subject site and 6 LedgeWood.</li> <li>4. The Westchester County Health Department will need to determine the adequacy of utilizing the existing septic system for the re constructed house.</li> </ol>	<p>The plans make reference to plans prepare by Blythe Yost, but the Planning Department is not in receipt of those plans.</p> <p>Based upon a review of the submitted plans, the plan does not appear to be twice the size of the disturbance. Given the size of this property, it appears that the Applicant can comply with the 2:1 requirement. The plans should be revised to expand the mitigation area to meet the 2:1 requirement.</p> <p>The previously submitted plan depicted planting 5 new October Glory trees between the properties. It is recommended that this buffer be further supplemented with additional understory screening; consideration should be given to erecting a fence along this property line.</p>