

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

October 7, 2020

APPLICATION NUMBER - NAME

#2020-042 – 4 Tripp Lane

Site Development Plan, Wetlands Permit and Tree Removal Permit Approvals

SBL

108.02-1-10

MEETING DATE

October 15, 2020

PROPERTY ADDRESS/LOCATION

4 Tripp Lane

BRIEF SUMMARY OF REQUEST

The Applicant has received several Notices of Violations and Stop Work Orders from the Building Department for the following site issues:

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|------------------------------------|---|
| Fence installed w/o permit | Driveway gates installed w/o permit |
| Cabana constructed w/o permit | Rear Addition constructed w/o permit |
| Driveway constructed w/o permit | Shed constructed w/o permit |
| ¾ acre of trees removed w/o permit | Retaining walls constructed w/o permit |
| Fill brought to site w/o permit | Basketball court constructed w/o permit |

The site plan application is seeking approval to legalize the activities described above with the Town of North Castle.



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 Zoning District | Single Family Residential | Residential & Institutional (School) | Legalization | 2.06 acres |

PROPERTY HISTORY

1965 – House Approved


1983 – In-ground pool approved

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 direct the Applicant to address the comments contained in this memo and resubmit to the Planning Board for further discussion.

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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. A neighbor notification meeting regarding the proposed amendment will need to be scheduled. 3. 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. | <p><u>Staff Notes</u></p> <p>Construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density.</p> |
| <p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The Applicant has only addressed one aspect of the various violations on the site (gross land coverage) and has not substantively responded to the notices of violations. 2. The site plan should depict the location of the $\frac{3}{4}$ acre of trees removed without a permit. Pursuant to Section 308-15.A(11) of the Town Code, the Applicant should prepare an extensive tree replanting plan of the disturbed area. The plan should aim to revegetate the site to the maximum extent practicable. <p>See site prior to tree removal on the right.</p> <ol style="list-style-type: none"> 3. The site plan should be revised to depict the location of the proposed (legalization) fence. In addition, a fence detail should be submitted for review. 4. The site plan should be revised to label the proposed (legalization) driveway entry piers. In addition, details of the driveway piers should be submitted for review. 5. The proposed (legalization) driveway gates are located on the property line. Driveway gates should be located a minimum of 20 feet from the front property line to permit adequate vehicular pull off from the right-of-way should Tripp Lane ever be expanded to the edge of the right-of-way. A detail for the gates should be submitted to the Planning Board for review. 6. The site plan should be revised to include a zoning conformance table. 7. The Applicant should submit floor plans and elevations for the proposed (legalization) cabana. 8. The Applicant should submit floor plans and elevations for the proposed (legalization) shed. 9. The Applicant should submit floor plans and elevations for the proposed (legalization) rear house addition. 10. The site plan should depict the location and height of all proposed (legalization) retaining walls. 11. The site should depict the location of where fill was placed on the site. 12. The Applicant should submit a gross floor area calculations worksheet and backup data for review. |  <p>The Applicant will need to obtain a fill permit pursuant to Chapter 161 of the Town Code.</p> |