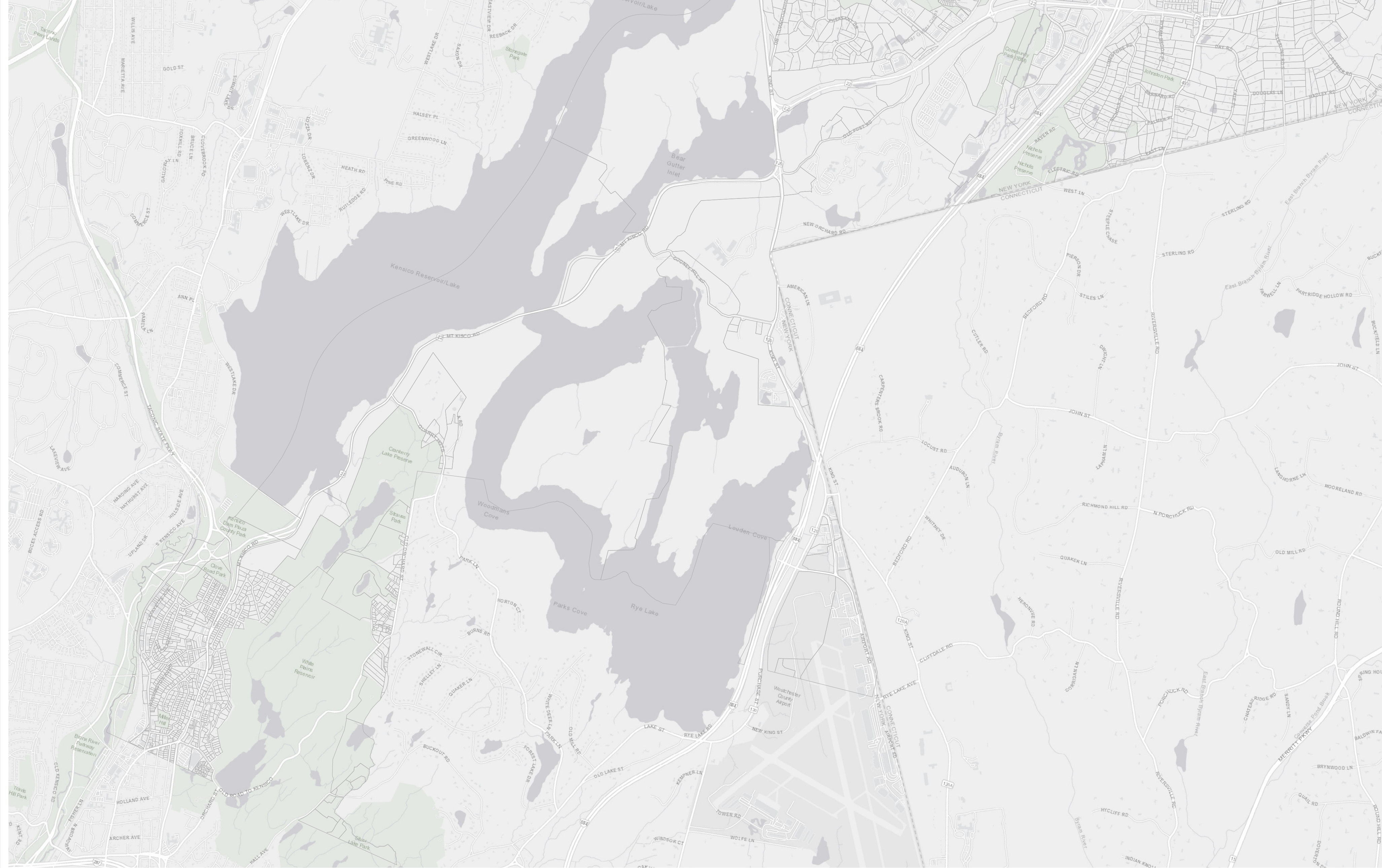




NORTH WHITE PLAINS



- Site plan approval.
- (1) Site plan review and approval by the Planning Board within the scenic roadscape area as defined below shall be required prior to:
    - (a) The construction of any new structure or reconstruction of any existing structure, except the reconstruction of an existing structure in place and in like manner as existing, such as the reconstruction of a damaged structure.
    - (b) The alteration of an existing structure, where the area of such alteration exceeds 300 square feet.
    - (c) The construction of any new driveway or relocation of an existing driveway, but specifically excluding the repair or replacement of any part of an existing driveway.
    - (d) The disturbance of more than 1,500 square feet of land.
    - (e) The removal of 10 or more trees of eight-inch DBH or greater or the removal of one or more significant tree as defined by Chapter 308, Trees, Article II, of the Code.
  - (2) The term “scenic roadscape area,” as used herein, shall mean the area between the center line of the scenic roadway and the rear wall of the principal residential structure on the property, but not to exceed a distance of 500 feet from the center line of the scenic roadway. Where an activity taking place within the scenic roadscape area presents minimal impacts, the Planning Board shall consider waiving some of the formal requirements for site plan approval as provided for in § 355-26H(1).
  - (3) Where an activity referenced above is proposed to take place beyond the scenic roadscape area but within 500 feet of the center line of the scenic roadway, the Residential Project Review Committee shall review any application for approval of any such activity, giving due consideration to the provisions of this section.

