

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

April 19, 2021



APPLICATION NUMBER - NAME
#2021-004 – Madonna Subdivision

SBL
108.01-1-20

MEETING DATE
April 26, 2021

PROPERTY ADDRESS/LOCATION
124 and 124A Old Mount Kisco Road

BRIEF SUMMARY OF REQUEST

Subdivision of an existing lot with one existing home and one damaged home into two lots located in the R-10 (10,000 s.f. lots) Zoning District. Lot 1 is proposed to be 8,616 s.f. and Lot 2 is proposed to be 7,577 s.f.



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 sq. ft.)	Existing non-conforming lot with one home and one damaged home	Residential	Removal of damaged home and new home to be constructed	17,233 sq. ft.

PROPERTY HISTORY

124 Old Mt. Kisco Rd House constructed in 1925.

124A Old Mt. Kisco Road – considered pre-existing non-conforming structure

COMPATIBILITY with the COMPREHENSIVE PLAN

- Subdividing parcels for residential use should encourage a cohesive community. Wherever possible, new lots should have internal roadway access in order to promote safety and encourage efficient traffic-flow while protecting the Town's aesthetic character.

STAFF RECOMMENDATIONS

- The Applicant should be directed to address all outstanding staff and consultant's comments.

<u>Procedural Comments</u>	<u>Staff Notes</u>
<ol style="list-style-type: none"> The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA). A public hearing regarding the proposed subdivision will need to be scheduled. 	<p>The Planning Board should determine whether it wishes to coordinate the environmental review with other Involved Agencies.</p>
<p><u>General Comments</u></p>	
<ol style="list-style-type: none"> The property contains two principal dwellings that have been deemed pre-existing non-conforming uses (built prior to zoning). Unfortunately, one of the structures was damaged in a recent fire. 	
<ol style="list-style-type: none"> Proposed Lot 1 requires a minimum lot area of 10,000 square feet. Proposed Lot 1 has a net lot area of 8,616 square feet. 	<p>The Applicant secured the required variance from the Zoning Board of Appeals on April 1, 2021.</p>
<ol style="list-style-type: none"> Proposed Lot 2 requires a minimum lot area of 10,000 square feet. Proposed Lot 2 has a net lot area of 7,577 square feet. 	<p>The Applicant secured the required variance from the Zoning Board of Appeals on April 1, 2021.</p>
<ol style="list-style-type: none"> Proposed Lot 1 requires a minimum of 100 feet of frontage. Proposed Lot 1 has 75.35 feet of frontage. 	<p>The Applicant secured the required variance from the Zoning Board of Appeals on April 1, 2021.</p>
<ol style="list-style-type: none"> Proposed Lot 2 requires a minimum of 100 feet of frontage. Proposed Lot 2 has 81.36 feet of frontage. 	<p>The Applicant secured the required variance from the Zoning Board of Appeals on April 1, 2021.</p>
<ol style="list-style-type: none"> Proposed Lot 1 requires a minimum lot width of 100 feet. Proposed Lot 1 has a lot width of 81.02 feet. 	<p>The Applicant secured the required variance from the Zoning Board of Appeals on April 1, 2021.</p>
<ol style="list-style-type: none"> Proposed Lot 2 requires a minimum lot width of 100 feet. Proposed Lot 2 has a lot width of 75.67 feet. 	<p>The Applicant secured the required variance from the Zoning Board of Appeals on April 1, 2021.</p>
<ol style="list-style-type: none"> Proposed Lot 1 requires a minimum contiguous buildable area of 9,000 square feet. Proposed Lot 1 has a minimum contiguous buildable area of 8,616 square feet. 	<p>The Applicant secured the required variance from the Zoning Board of Appeals on April 1, 2021.</p>
<ol style="list-style-type: none"> Proposed Lot 2 requires a minimum contiguous buildable area of 9,000 square feet. Proposed Lot 2 has a minimum contiguous buildable area of 8,107 square feet. 	<p>The Applicant secured the required variance from the Zoning Board of Appeals on April 1, 2021.</p>
<ol style="list-style-type: none"> The IPP depicts a house on proposed lot 1 that does not meet the minimum front setback requirement. The IPP should be revised to depict a compliant structure. 	<p>The Applicant may need to seek a front yard variance from the Zoning Board of Appeals for any future structure that does not comply with the front yard setback.</p>
<ol style="list-style-type: none"> The Applicant should submit a preliminary plat that conforms to the minimum requirements of Section 275-30 of the North Castle Town Code for review. 	
<ol style="list-style-type: none"> The plat should include the dimensions from the pool patio edge to property lines. 	
<ol style="list-style-type: none"> The Applicant shall submit a final plat conforming to the standards set forth in Section 275-33 of the North Castle Town Code. 	