

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

February 17, 2021

APPLICATION NUMBER - NAME
#2021-005 – Madonna SubdivisionSBL
108.01-1-22MEETING DATE
February 22, 2021PROPERTY ADDRESS/LOCATION
130 Old Mount Kisco Road**BRIEF SUMMARY OF REQUEST**

The Applicant is proposing to subdivide the Subject Property into a two-lot conservation subdivision.



PENDING ACTION:

☒ Plan Review☐ Town Board Referral☐ Preliminary DiscussionEXISTING ZONING
R-1A
One-Family
Residence District
(1acre)EXISTING LAND
USE
Existing lot with
homeSURROUNDING
ZONING & LAND USE
ResidentialSITE
IMPROVEMENTS
Conservation
SubdivisionSIZE OF PROPERTY
3.2 acres**PROPERTY HISTORY**

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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

- Since the existing lot can't meet the minimum requirements for a subdivision, it is recommended that the Applicant withdraw the subdivision request.

Procedural Comments

1. The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA).
2. A public hearing regarding the proposed subdivision will need to be scheduled.

General Comments

1. The lots in the proposed conventional subdivision do not meet the minimum required lot area in the R-1A Zoning District.
2. Since the Applicant can't demonstrate a compliant conventional subdivision, the Planning Board is precluded from approving the requested Conservation Subdivision.

Staff Notes

The Planning Board should determine whether it wishes to coordinate the environmental review with other Involved Agencies.

Since the lot is comprised of a significant amount of Town-regulated steep slopes, and the lot can't support two 1 acre (net lot area) lots, it is recommended that the Planning Board not support any lot area variance.