

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

June 4, 2021



APPLICATION NUMBER - NAME
#2021-024 – 16 Upland & 7 N. Lake Lot Line Change

SBL
101.02-3-32 & 101.02-3-22

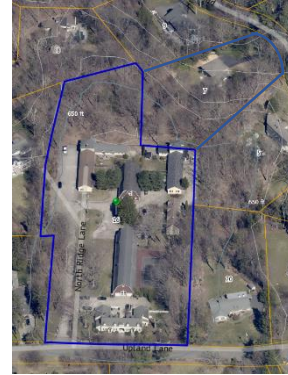
MEETING DATE
June 14, 2021

PROPERTY ADDRESS/LOCATION
16 Upland Lane & 7 North Lake Road

BRIEF SUMMARY OF REQUEST

The Applicant is seeking approval of a proposed lot line realignment that would alter the existing common lot line and would result in an even exchange of 2,199 square feet between 16 Upland Lane and 7 N. Lake Road.

It appears that a portion of an existing fence and a building stoop are located on 7 N. Lake's property. The proposed lot line change would place those elements on 16 Upland and provide room to circulate around the existing building.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1A One-Family Residence District (2 acre)	Commercial Use & Single Family Lot	Residential	None at this time	4.002 acres

PROPERTY HISTORY

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

1. The Applicant should be directed to address all outstanding staff and consultant's comments.
2. The project is compatible with the Comprehensive Plan.
3. Once all staff and consultant's comments are addressed, the Planning Board should give consideration to approving the requested project.

<p><u>Procedural Comments</u></p> <ol style="list-style-type: none"> 1. Pursuant to Section 275-13 of the Town Code, where an applicant proposes a subdivision representing an exchange or transfer of land with an adjoining property, the Planning Board may waive the public hearing on such proposal where the following conditions are met: <ol style="list-style-type: none"> A. The area of the proposed land exchange or transfer does not exceed 10% of the minimum required lot area of the zoning district in which the affected lands are located. B. No additional lots will be created. C. Such exchange or transfer of lands does not preclude the proper future development or resubdivision of the affected properties. D. Such exchange or transfer of lands shall not create any nonconformity with the terms and regulations of the North Castle Zoning Ordinance. E. The applicant(s) has prepared and submitted a final plat in accordance with § A216-16 herein, for the signature of the Planning Board Chairman. F. The applicant(s) has paid a fee as required in Appendix B of these regulations. 2. The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA). 	<p><u>Staff Notes</u></p> <p>Given that the proposed action complies with all of the conditions, it is recommended that the Planning Board waive the public hearing for this project.</p> <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"> 1. The preliminary plat should be revised to depict the locations of the existing septic systems on each lot. 2. The Applicant should identify all existing uses on 16 Upland. The Planning Department does not have any records relating to this property. 3. The submitted plat map depicts fencing extending onto the adjacent property to the east. The Applicant should provide documentation that the depicted encroachments are permitted. 4. 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. The plan shall be revised as follows to include: <ul style="list-style-type: none"> • The proposed subdivision name or identifying title, the name and address of the property owner and subdivider (if other than owner). • Names of owners of record or properties adjoining and directly across the street from the proposed subdivision. • A site location sketch, at a scale of one inch equals 800 feet, showing the general situation of the applicant's property with respect to surrounding properties and streets. • A block for the preliminary approval signature of the Planning Board Chairman, for purposes of accurate records of approval. 5. The preliminary plat should be revised to include a Zoning Conformance Table that includes existing and proposed conditions relating to the bulk standards for the R-1A Zoning District (area, frontage, average width, average depth, front yard, side yard, rear yard). 6. The Proposed Action consists of lot line adjustments between lots and does not result in the creation of any new building lots. 7. The Applicant shall submit a final plat conforming to the standards set forth in Section 275-33 of the North Castle Town Code. 	<p>The Planning Department does not have any substantive concerns relating to the proposed subdivision application.</p>