


MEMORANDUM

TO: North Castle Planning Board

CC: Adam Kaufman, AICP
Vincent Teutonico, L.S.
Anna Maria & Michael Marrone
Zef Curanovic

FROM: Joseph M. Cermele, P.E., CFM 
Kellard Sessions Consulting
Consulting Town Engineers

DATE: June 10, 2021

RE: Anna Maria & Michael Marrone
Zef Curanovic
16 Upload Lane & 7 North Lake Road
Section 101.02, Block 3, Lots 22 & 32.33

As requested, Kellard Sessions Consulting has reviewed the plans and supporting documents submitted in conjunction with the above-referenced project. The applicants are proposing a lot line adjustment for a transfer of equal land area of approximately 2,199 s.f., between 7 North Lake Road (Tax Lot 22) and 16 Upland Lane (Tax Lot 32.33). No site improvements are proposed as part of this application. The properties are located within the One-Family Residential, R-1A, Zoning District.

Our general comments are below.

GENERAL COMMENTS

1. The subdivision will require approval by the Westchester County Department of Health (WCHD).
2. The applicant shall prepare a Preliminary and Final Subdivision Plat containing all information outlined under Sections 275-30 and 275-33 of the Town Code, respectively. The plat shall also illustrate the location of existing water services and the limits of the on-site subsurface wastewater treatment areas for each lot.
3. It appears that the lot line adjustment is being proposed, in part, to remedy an existing deficiency with the minimum rear yard setback required for 16 Upland Lane (currently 1.5 feet) and

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encroachments associated with an existing fence. A rear yard setback of 40 feet is required, which can be reduced to one-half (20 feet) for one-story accessory structures, less than 800 s.f. in area. It appears, however, that the structure at the rear of the property is two (2) stories with an area of greater than 800 s.f. We would recommend that this be verified by the Building Inspector and, if needed, the applicant consider a greater land transfer to avoid the need for an area variance.

As additional information becomes available, we will continue our review. It is noted that an itemized response to all comments will facilitate completeness and efficiency of review.

PLANS REVIEWED, PREPARED BY VINCENT TEUTONICO, L.S., DATED NOVEMBER 5, 2020:

- Subdivision Survey
- Location Survey (3 sheets)
- Proposed Subdivision Survey

JMC/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Municipal/Northcastle/Corresp/017Subdivisions/2021-06-10_NCPB_Marrone & Curanovic Lot Line_Review Memo.docx