

**STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT**

September 23, 2021



APPLICATION NUMBER - NAME  
#2021-028 – 50 E. Middle Patent Two Lot  
Subdivision

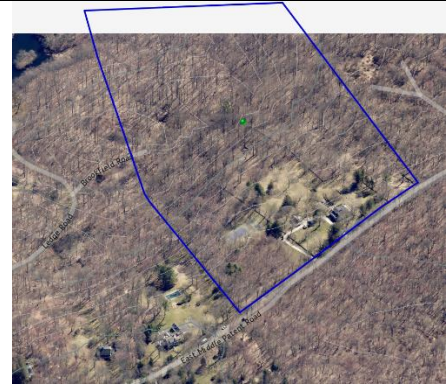
SBL  
103.01-1-18

MEETING DATE  
September 27, 2021

PROPERTY ADDRESS/LOCATION  
50 E. Middle Patent Road

**BRIEF SUMMARY OF REQUEST**

**Proposed two (2) lot subdivision (1 new building lot) in the R-4A zone.**



PENDING ACTION:       Plan Review       Town Board Referral       Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-4A One-Family Residence District (4 acre)	Existing lot with home	Residential	2 Lot Subdivision	29.21 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 Planning Board will need to determine whether it is appropriate to approve the subdivision of the subject property.

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 Applicant is proposing to construct a new home on proposed Lot 1 at this time. The Applicant has submitted a site plan application for this lot.
2. The submitted plat depicts a connection between the driveways on proposed Lot 2 and Lot 1. The Applicant will need to record a cross access easement that would permit this connection to remain.
3. The applicant shall submit payment of the recreation fee in the amount of ten-thousand dollars (\$10,000) for each new building lot, for a total of \$10,000 as stated in Section 275-27 of the Town Code.

Staff Notes

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

The Planning Board will need to require that the proposed home be constructed within a reasonable amount of time so that a permitted principal use can be established on the property. Without a permitted principal use, the Applicant is required to remove the existing tennis court from the property.