



**TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898**

**PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning**

**Telephone: (914) 273-3542  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)**

To: Town of North Castle Planning Board

Date: November 14, 2022

Subject: **Request to sell Town-owned "Cross Road" (connecting Pine Ridge Road to The East Way aka Old Hickory Way) to Marinovic**

As requested, we have reviewed the request to sell a 0.334 acre parcel that connects Pine Ridge Road to The East Way a/k/a Old Hickory Way. The parcel was obtained by the Town via in-rem foreclosure.

The parcel contains an unimproved path connecting the two streets. The Highway Department has blocked access to the parcel as the existing path is not suitably improved (it appears, however, that someone has removed the barriers). The Highway Department has no plans to improve the roadway.

It is noted that the parcel is depicted on the Pine Crest Manor subdivision plat map as containing an emergency access easement.

The Planning Department does not have any objection to the sale of the property so long as the purchaser understands that the existing emergency access easement would remain in place. In fact, if the purchaser improves the road, emergency access availability will be greater than existing conditions.

It is noted that the parcel is located in an environmentally sensitive area with a significant amount of Town-regulated wetlands. If the parcel is to be improved, the Applicant should utilize as much of the existing path as possible. However, it is unclear whether the existing path is located entirely on the subject parcel. It is recommended that the purchaser obtain a survey of the property and the location of the path.

It is further noted that any improvement of the parcel would require permits from the Town of North Castle (site plan, wetlands, tree removal, etc.) and that approvals to further improve the road is not guaranteed as part of the sale given the existing environmental constraints of the parcel.

Adam R. Kaufman, AICP  
Director of Planning



