

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

March 31, 2023



APPLICATION NUMBER - NAME
#2023-002 – 2,4 and 6 Massaro Ct. Lot Line Change

SBL
122.12-3-8.2, 122.12-3-8.3 & 122.12-3-8.1

MEETING DATE
April 10, 2023

PROPERTY ADDRESS/LOCATION
2,4 and 6 Massaro Ct.

BRIEF SUMMARY OF REQUEST

Proposed adjustments to 3 lots that were subdivided in 2009. All 3 lots are currently undeveloped. Lot 1 is proposed to be widened to allow for a more flexible layout. Lot 2 would extend into the rear area and parallel lot 3. The proposed modified driveway would significantly reduce impact on steep slopes on Lot 2 compared to the approved subdivision layout.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2F Two-Family Residence District	Vacant Lots	Residential	None at this time	1.55 acres

PROPERTY HISTORY

- Subdivision resolution approved by Planning Board on November 10, 2009.
- The subdivision plat was filed at the Westchester County Clerk on December 15, 2009 (Map # 28312)

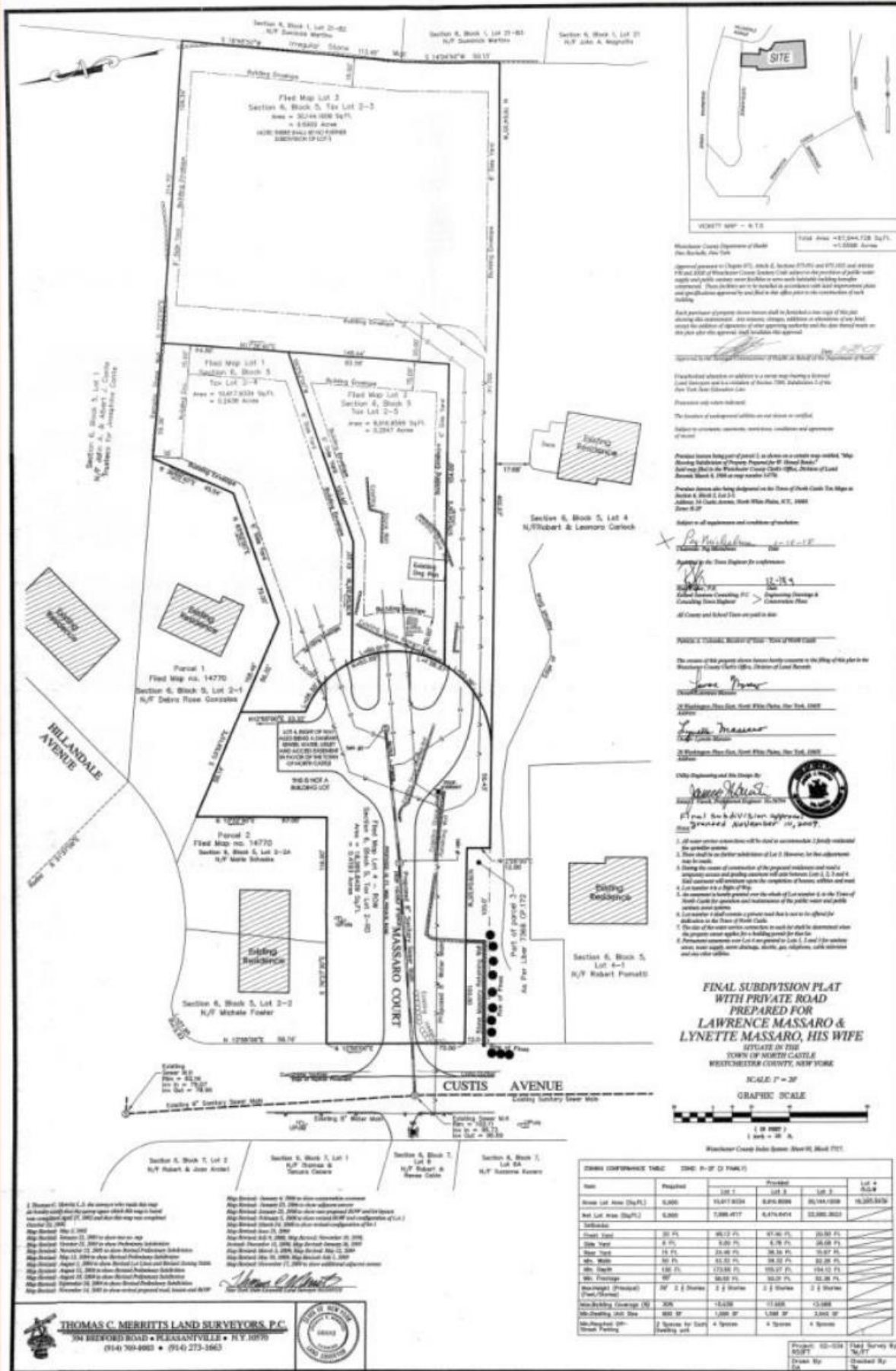
COMPATIBILITY with the COMPREHENSIVE PLAN

- 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. A public hearing regarding the proposed subdivision amendments is required. 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>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 Proposed Action consists of lot line adjustments between lots and does not result in the creation of any new building lots. 2. The Planning Board at the March 13, 2023 meeting indicated that it wished to retain site plan jurisdiction over the lots in this subdivision. The plat map should include a note stating such. 3. The Applicant should submit an updated subdivision landscaping plan for review. 4. A deed restriction relating to the prohibition of further subdivision of Lot 3 was previously filed. 5. The Applicant should submit a lot width and depth analysis for each building lot. The analysis should demonstrate that the average lot width is a least 50 feet for each lot and average lot depth is 100 feet for each lot. 6. Applicant should submit a common driveway agreement for Lots 1 and 3 for review by the Town Attorney. 7. 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. 8. 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> <p>The Town Attorney confirmed that the proposed lot line realignment would not impact the deed restriction and no action has been taken at this time.</p>



Original Massaro Subdivision Plat Map