

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

March 1, 2024



APPLICATION NUMBER - NAME
#2024-007 – 10 & 20 Round Hill Way Lot Line Change

SBL
109.01-1-49.4 & 109.01-1-49.5

MEETING DATE
March 11, 2024

PROPERTY ADDRESS/LOCATION
10 & 20 Round Hill Way

BRIEF SUMMARY OF REQUEST

The Applicant is proposing to relocate the lot line between 10 Round Hill Way (Lot 4 of the Rolling Hills Subdivision) and 20 Round Hill Way (Lot 5 of the Rolling Hills Subdivision).



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2A Two-Acre Residence District	Vacant Lots	Residential	Development of both lots.	20.68 acres

PROPERTY HISTORY

- Rolling Hills Subdivision resolution approved by Planning Board 2006.
- The subdivision plat was filed at the Westchester County Clerk on December 15, 2006 (Map # 27849)

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.

<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 Rolling Hills Subdivision plat contained Clearing and Grading Limit Lines (C&GLL) to clearly depict the areas contemplated to be disturbed and was the basis of the adopted subdivision Negative Declaration. The Applicant should submit an exhibit that depicts the previously approved C&GLL (2012) and the proposed C&GLL. This exhibit should also quantify, in sq. ft., the areas within existing and proposed C&GLL for both lots). 3. The Zoning Conformance Table should be updated to provide the Net Lot Area of proposed Lots 4 & 5. 4. The Applicant should submit an exhibit demonstrating how the two lots meet the minimum contiguous buildable area requirement for the R-2A Zoning District (35,000 s.f.). 5. Applicant should submit an updated common driveway agreement for Lots 4 and 5 for review by the Town Attorney. 6. The Applicant shall submit a final plat conforming to the standards set forth in Section 275-33 of the North Castle Town Code. 7. The net lot area calculations for the two lots does not appear to be correct. 	<p>The site is environmentally constrained. It is recommended that the C&GLL not be significantly amended in order to protect screening vegetation and land disturbance impacts.</p>