



TOWN OF NEW CASTLE

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TO: New Castle Planning Board (via email)
FROM: Sabrina D. Charney Hull, AICP, Director of Planning
Kellan D. Cantrell, Assistant Town Planner
DATE: July 9, 2018 for July 17, 2018 Planning Board Meeting

SUBJECT: **66 Lawrence Farms Crossway/76 Kerry Lane Lot Line Amendment [TM: 81.20-3-2 & 81.20-2-3]**

<i>PROJECT NAME</i>	66 Lawrence Farms Crossway/76 Kerry Lane [Rubin/Yao]
<i>TM #</i>	81.20-3-2 & 81.20-2-3 (Rubin & Yao)
<i>OWNER/APPLICANT</i>	Robert & Lori Rubin/Yin Yao
<i>PROPERTY SIZE</i>	364,678SF (8.37 AC) (81.20-3-2) and 262,654SF (6.02 AC) (81.20-2-3)
<i>ZONING DISTRICT</i>	R-2A
<i>APPLICATION FOR</i>	Subdivision Plat Amendment (Lot Line Amendment)
<i>SEQR CLASSIFICATION</i>	Unlisted Action

Project Description

This application involves a lot line change regarding 66 Lawrence Farms Crossway Tax Map ID #81.20-3-2 (Lot 1) and 76 Kerry Lane Tax Map ID #81.20-2-3 (Lot 2). Both lots are located in the R-2A Residential zoning district. The Rubin's would like to move the lot line that separates the two parcels which will eliminate the existing non-conforming rear-yard setback. Both lot owners are in agreement on the proposed lot line adjustment.

- The land transfer from TM #81.20-2-3 (Lot #2) to #81.20-3-2 (Lot #1) is 16,701SF (0.38 AC).

This action requires a lot line amendment by the Planning Board.

Project Review

The Applicant has submitted the following documents and plans:

- Application for Preliminary Subdivision Plat Approval signed May 1, 2018;
- Short Environmental Assessment Form signed May 1, 2018;
- Plan titled "*Proposed Re-Subdivision (RS-1)*" prepared by Campbell Engineering P.C., dated February 2, 2018;
- Plan with no title prepared by Link Land Surveyors P.C., Dated March 19, 2018;
- Memo from Campbell Engineering P.C., Dated June 14, 2018

General Comments:

1. Currently #81.20-3-2 (Lot #1) has an existing non-conforming rear-yard setback (49.5' where 60' is required), which would be remedied with the lot line change.
2. No new development is proposed as part of this application.
3. 0.28 Acres of land should deducted from the Existing and proposed development coverage is zoning compliant on both TM #81.20-3-2(Lot #1) and #81.20-2-3(Lot #2).
4. There are wetlands and wetland buffers present on TM #81.20-3-2 (Lot #1), but they are not impacted by this application.
5. No trees are proposed for removal.
6. Each Site Plan Sheet should be titled and have a north arrow.
7. Show the CGLL on the Site Plan.
8. On Site Plan RS-1 and the Land Survey submission the maximum allowed lot coverage for lot TM #81.20-3-2 (Lot #1) is listed as 32,529, but should be listed as 32,527.
9. The Land Survey sheet lists TM #81.20-3-2 (Lot #1) as 81.20-2-2 this reference should be corrected.
10. The minimum lot area on Plan RS-1 is incorrect in the provided column. In addition and for the Planning Board's information, Lot #2 is currently at total of 262,654 SF or 6.02Acres. The proposed lot line change would reduce the lot area of this lot by approximately 0.28Ac or 12,196.8SF due to the change in lot width and the requirements per the Town Code. As such the minimum lot area as per this lot line change should be adjusted (262,654SF-12,196SF = 250,457.20SF). This area still complies with the minimum lot area requirements of the Town Code and should properly be noted on the plans. In addition, the proposed minimum lot area would be 250,457.20SF-16,701.00SF =233,756.20SF. Both conformance tables should represent this information properly.
11. Steep slopes, 25% or greater, are present on both TM #81.20-3-2 (Lot #1) and #81.20-2-3 (Lot #2) but no earth moving is proposed as part of this application.
12. The proposed Lot Line change is considered a Type II action under SEQR because there are no additional buildings proposed and both lots will remain zoning compliant.

This office will continue to review this application per the direction of the Planning Board.

SCH/KDC

ecc: Robert & Lori Rubin, Applicant
Yin Yao, Applicant
Michael H. Campbell, P.E., Campbell Engineering
Janice Friend, Planning Board Secretary
Robert Cioli, Town Engineer
Jennifer Gray, Planning Board Counsel