



# TOWN OF NEW CASTLE

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## PLANNING BOARD

## MEMORANDUM

Chairman:  
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Planning Board Counsel  
Lester Steinman, Esq.

Director of Planning  
Sabrina D. Charney Hull, AICP

**TO:** Planning Board

**FROM:** Sabrina D. Charney Hull, AICP  
Director of Planning

**DATE:** June 25, 2018

**SUBJECT: HEATHCOTE DRIVE RESUBDIVISION/SINGH, LLC**  
**[TM: 93.5-1-5, 6, 7, 26 &27]**

Deputy Town Engineer  
Robert J. Cioli, P.E.

Secretary  
Janice Friend  
(914) 238-4724  
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<i>PROJECT NAME</i>	<b>Heathcote Drive Resubdivision</b>
<i>TM #</i>	<b>93.5-1-5&amp;26</b>
<i>OWNER/APPLICANT</i>	Singh/Campbell Engineering
<i>PROPERTY SIZE</i>	Lot 5- 2.002 AC/Lot 26-2.649
<i>PROPERTY ADDRESS</i>	123 &127 Westwood Drive
<i>ZONING DISTRICT</i>	R-1AC
<i>APPLICATION FOR</i>	Lot Line Change, Wetland and Tree Permit
<i>SEQR CLASSIFICATION</i>	Unlisted

The Planning Board granted preliminary subdivision approval on March 6, 2018 (filed March 13, 2018) for a re-subdivision of lots 5 and 26 located at 15 Heathcote Drive. The preliminary subdivision approved a lot line change (merger) of two of the 5 lots- Lot 5 located along Heathcote Drive and Lot 26 located west of Lot 5 (and is land locked). The preliminary approval included creation of one 4.651AC lot with frontage along Heathcote Drive. The former Applicant, Tavo Development, LLC has sold the lot to Mr. and Mrs. Singh who are represented by Michael Campbell. The Singh's have changed the site plan for the new lot as follows:

- There is no longer a pool or tennis court;
- The house has increased in size;
- The building coverage has increased from 4,801SF to 7,281SF;
- The development coverage has decreased from 20,487SF to 14,972SF;
- The amount of site disturbance has been reduced by 280SF from 86,802SF to 86,522SF;
- The amount of tree removal has been reduced-from 60 trees to 39 trees;

### Project Review

1. The increase in building size has resulted in a need to obtain a variance regarding the Floor Area Ratio. Per the Town Code, in a R1AC Zoning District, the Applicant is limited to a 7,320SF FAR. As currently proposed, the Applicant is seeking an 11,860SF FAR and will need to request a variance from the ZBA. For the Planning Board's information, the FAR being requested is approximately 1.6x's that which is allowed for a 1-acre property. The resubdivision will create one 4.651 AC or 202,597.56 SF lot.
2. A zoning conformance chart, including table reference for the FAR (and request for variance) for the revised site plan (new house, no pool or tennis court) should be placed on the IPP Plan R-5.
3. The required tree replacement on the plan indicates 332 inches. This is the same replacement requirement as previously presented to the Planning Board. The Applicant should confirm that this is correct, especially since fewer trees are to be removed and therefore a reduced number of trees will be

planted as replacement. The summary table should be updated and an amended tree removal permit should be submitted.

4. This action was previously considered an unlisted action and the Planning Board issued a negative declaration prior to their approval on March 6, 2018. This final subdivision application is in keeping with that negative declaration.
5. The Applicant has several preliminary subdivision resolution conditions to satisfy which they are requesting to carry forward as conditions of final subdivision approval. This office has no objection to carrying these conditions forward.
6. Per the receipt of revised plans per the above comments by July 23rd this office has no objection to setting a public hearing and providing draft resolutions for approval for the Planning Board's July 31, 2018 meeting.

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

ecc: Janice Friend, Planning Board Secretary  
Lester Steinman, Esq. Planning Board Counsel  
R. Cioli, P.E., Deputy Town Engineer  
Mr. and Mrs. Singh, Applicant  
Michael Campbell, P.E. Applicant's Engineer