



# 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 *R. D. Cantrell*

DATE: September 24, 2018 for October 2, 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>	<b>66 Lawrence Farms Crossway/76 Kerry Lane [Rubin/Yao]</b>
<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. *New comments for this application are italicized.*

- 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 comment is amended to reflect the revised lot line adjustment which involves an increased land transfer from TM #81.20-2-3 (Lot #2) to #81.20-3-2 (Lot #1) of 26,191 SF (0.60 AC).*

This action requires a re-subdivision (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 Resubdivision Prepared for Rubin and Yoa, 66 Lawrence Farms Crossway & 76 Kerry Lane, Town of New Castle, Westchester Co., N.Y (RS-1)," prepared by Campbell Engineering, dated February 2, 2018, and last revised July 24, 2018;

- Plan titled “Resubdivision Map of Lot 8 As Shown on Filed Map Number 24495 and a Portion of Lot 2 as shown on Filed Map Number 17845 Prepared for Robert and Lori Rubin and Yin Yao Situate in the Town of New Castle, Westchester County, New York,” prepared by Link Land Surveyors, dated November 27, 2017 and received July 27, 2018;
- Memo from Michael Campbell, P.E. of Campbell Engineering P.C., dated June 14, 2018 and last revised July 24, 2018.

**General Comments:**

1. Currently Lot 1 (TM: 81.20-3-2) 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. Both lots involved in the re-subdivision, Lot 1 (TM #81.20-3-2) and Lot 2 (TM# 81.20-2-3) will be zoning compliant with the proposed Lot Line Amendment.
4. There are wetlands and wetland buffers present on Lot 1 (TM #81.20-3-2), but they are not impacted by this application.
5. No trees are proposed to be removed.
6. Steep slopes, 25% or greater, are present on both TM #81.20-3-2 (Lot #1) and TM#81.20-2-3 (Lot #2) but no earth moving is proposed as part of this application.
7. *The proposed re-subdivision reflects a maximum building coverage of 7,522 SF and a maximum development coverage of 19,339 SF for TM #81.20-2-3, which does not affect this application.*
8. This action is considered an Unlisted Action in accordance with the State Environmental Review Act (SEQRA).

**Plan Comments:**

9. Each Site Plan Sheet should be titled and have a north arrow. *The North arrows are currently not shown on the Site Plan resubmission.*
10. Show the CGLL on the Site Plan. *The Applicant has not addressed this comment*
11. On Plan RS-1 and the Land Survey submission the maximum allowed lot coverage for lot 1 (TM #81.20-3-2) is listed as 32,529, but it should be listed as 32,527. *The Applicant has not addressed this comment*
12. The Re-Subdivision Survey and the Proposed Resubdivision Plan (RS-1) reference Lot 1 (TM #81.20-3-2) as 81.20-2-2 this must be corrected. *The Applicant has not addressed this comment.*
13. The minimum lot area for Lot #2 on Plan RS-1 is incorrect in the provided column, currently it is listed as 245,979 and should be listed as 245,953 (refer to comment #12 below). *The Applicant has not addressed this comment.*
14. Lot #2 (TM#81.20-2-3) is currently a total of 262,654 SF or 6.02 Acres. The proposed lot line change would reduce the lot area of this lot by approximately 0.28Ac or roughly 12,196.8SF due to the change in lot width (200’ is the minimum requirement) and the requirements per the Town Code regarding minimum lot requirements. As such the minimum lot area and development coverage calculations in the conformance tables on both plans should be adjusted accordingly. *The Applicant has not addressed this comment.*

15. The Title of the Plan labeled “RS-1,” entitled “Proposed Resubdivision Prepared for Rubin and Yoa, 66 Lawrence Farms Crossway & 76 Kerry Lane, Town of New Castle, Westchester Co., N.Y.,” dated February 2, 2018, *last revised July 24, 2018*, prepared by Campbell Engineering should be revised by correcting the Applicant’s name to “Yao”. *The Applicant has not addressed this comment.*
16. *This office has no objection with the Planning Board “waiving jurisdiction” in accordance with §113.3 of the Code of the Town of New Castle.*
17. *Attached you will find a negative declaration for the Planning Board’s review and consideration.*

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