



# TOWN OF NEW CASTLE

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## PLANNING BOARD

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## MEMORANDUM

**TO:** New Castle Town Planning Board  
**FROM:** Sabrina D. Charney-Hull, AICP, Director of Planning  
**DATE:** February 1, 2019 for February 5, 2019 Planning Board Meeting  
**RE:** Sirlin Subdivision [71.13-3-7]

PROJECT NAME	Sirlin Subdivision
TM #	71.13-3-7
OWNER/APPLICANT	Philip Sirlin/ Michael Campbell, P.E.
PROPERTY SIZE	0.86AC (37,461.60SF)
ZONING DISTRICT	R-1/4 A
APPLICATION FOR	Preliminary Subdivision Approval, Tree Removal and Stormwater Permit Approval.
SEQR CLASSIFICATION	Unlisted

## Submission Items

- Submission Cover Letter from Brad Schwartz, Zarin & Steinmetz, dated March 12, 2018;
- Tree Removal Application dated March 12, 2018;
- Application for Preliminary Subdivision, signed and dated March 9, 2018;
- Short Environmental Assessment Form dated March 9, 2018;
- Revised Submission Cover Letter from Brad Schwartz, Zarin & Steinmetz, dated April 20, 2018;
- Application For Stormwater Management dated April 20, 2018;
- Letter from Brad Schwartz, Zarin & Steinmetz dated October 4, 2018.
- Plan titled "Proposed Subdivision Plan (S-1)" prepared by Campbell Engineering, dated January 10, 2007 and last revised April 20, 2018;
- Plan titled "Driveway Profiles and Details (PF-1)" prepared by Campbell Engineering, dated January 10, 2007 and last revised April 20, 2018;
- Plan titled "Proposed Erosion Control Plan (EC-1)" prepared by Campbell Engineering, dated January 10, 2007 and last revised April 20, 2018;
- Plan titled "Steep Slopes Plan (SS-1)" prepared by Campbell Engineering, dated January 10, 2007 and last revised April 20, 2018.

## Project Description

Philip Sirlin, owner of a 37,461.6 Square Foot property located with the R-1/4 acre Zoning District at 10 Kisco Park Drive (Kisco Park), is looking to subdivide his property into two separate building lots. The existing lot contains an existing dwelling and septic system. The existing house is currently connected to public water. The subdivision would reduce the size of the existing lot to 17,500 SF and the one proposed new lot would contain 20,000 SF of land area. The application shows one new residence, a septic system, stormwater controls as well as a public water connection.

- The Town's municipal road map depicts Robin Hill Road (Formerly West Third Street) as a private road, and the Official Map indicates that it is unimproved.
- The proposed water line is to be accessed from a water service connection in Kisco Park Drive.

The Applicant is looking for preliminary subdivision approval, a tree removal permit and a stormwater pollution prevention plan.

1. This action is considered an Unlisted Action in accordance with the State Environmental Quality Review Act (SEQRA). The Applicant should submit a Full Environmental Assessment Form so that the Planning Board can declare their Lead Agency Status and circulate a Notice of Intent.
2. The common driveway is proposed to be constructed in an area of 25% and 35% slopes which require a retaining wall to be positioned along the western property line of the neighboring property, in the right-of-way. The retaining wall is adjacent to a neighboring property which may limit access for the neighbor. There are also several trees proposed to be removed for the driveway access. The Applicant should examine alternative approaches to the proposed lot. Specifically access from the north originating at the intersection of Robin Hill Road and Kisco Park Drive and accessing the lot from the west originating along West Street and the intersection of Robin Hill Road should be examined. All impacts (Slopes, Trees, etc.) associated with each approach should be documented so that the Planning Board can clearly analyze the access impacts and make an environmental determination.
3. The preliminary subdivision plan shows that the water line to the proposed lot would originate from an existing water service connection in Kisco Park Drive and then follow a north/south pathway in a 10' wide water easement along the eastern property line of the existing lot and the future lot. Rather than locating the water line in a private easement, it would be better planning practice to locate this water line in Robin Hill Road as there may be several other lots which may benefit from such utility in the future.
4. As presented, the proposed lot conforms will all zoning setbacks and coverage requirements.
5. The house footprint for the lots across Robin Hill Road should be depicted. (N/F Ritch, N/F Vontobel, N/F Peschiera).
6. The plans indicate the removal of 15 trees. A separate landscape plan should be provided which includes the required replacement trees.

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

cc: Janice Friend, Planning Board  
 Jenifer Gray, Esq., Planning Board Counsel  
 Robert Cioli, P.E. Town Engineer