



# TOWN OF NEW CASTLE

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## PLANNING BOARD

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TO: New Castle Planning Board (via email)

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

DATE: June 14, 2019 for June 19, 2019 Planning Board Meeting

Counsel

Jennifer Gray, Esq.

SUBJECT: Katz Accessory Apartment -275 Croton Dam Road  
[TM: 80.13-2-19]

Director of Planning

Sabrina Charney Hull, AICP

Town Engineer

Robert J. Cioli, P.E.

Secretary

Janice Friend

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<b>PROJECT NAME</b>	<b>Katz Accessory Apartment</b>
<b>TM #/ADDRESS</b>	80.13-2-19./275 Croton Dam Road
<b>OWNER/APPLICANT</b>	Michael and Daniel Katz
<b>PROPERTY SIZE</b>	.71 AC
<b>ZONING DISTRICT</b>	R-2A Residential 2-Acre
<b>APPLICATION FOR</b>	Site Development Plan-Accessory Apartment
<b>SEQR CLASSIFICATION</b>	Type II

The Applicant's property is located at 275 Croton Dam Road. The property is 0.71 acres in size and is located in a R-2A Single Family Zoning District, contains an existing 3, 200 SF 3-bedroom home on 0.71 Acres of land, with a well and a septic system. There are currently four parking spaces on the site where two are required per the Town Code. This Application is before you for approval of converting the 3-bedroom home to a 2-bedroom home and establishing a 450 SF 1-bedroom Accessory Apartment in the basement of the existing single-family home. Currently the existing single family property does not meet current zoning requirements for lot area. This lot predates zoning and therefore the lot size is considered pre-existing non-conforming. Town records also indicate that in October 2015 the New Castle Zoning Board of Appeals granted two front yard and two side yard variances for a first and second floor addition and alterations to repair and expand an existing deck.

## Project Review

The subject Application includes the following plans and submission items:

- Site Plan Application, signed by Michael Katz, dated May 2, 2019;
- Short Form Environmental Assessment Form signed and dated May 2, 2019;
- Assorted floor plans and a reduced size land survey map dated September 1, 2014.

## Comments

1. The Applicant has submitted plans which demonstrate improvements to the basement level to create an accessory apartment. The plans do not identify the access point to the accessory apartment. There is a door leading from the apartment parking area through the existing garage into a bathroom, as identified for the accessory apartment and another door leading into a hallway which includes one door for a mechanical room and another door leading into the proposed bedroom of the accessory apartment. In speaking with the Building Inspector the Applicant is proposing to utilize a sliding glass door leading from a patio as a main entrance, although this is not indicated on the plans.
2. The plans identify 3 parking spaces –two within the existing garage and one located underneath and existing deck. Per the Town Code Accessory Apartment requirements, the Applicant should provide ingress and egress drives from the parking spaces.
3. The first floor of the house calls for installation of French doors to a room labelled as an office. In speaking with the New Castle Building Inspector, the Applicant was advised to remove the doorway to this room.

4. As per discussions with the Building Inspector, the changes indicated to be made on the second floor are consistent with the work that would require reducing the number of bedrooms on this floor from three bedrooms to two bedrooms.
5. The Applicant should provide a plan and narrative regarding the existing septic system.
6. No new development is proposed as part of this application. The current site plan meets all building and development coverage requirements.
7. SEQRA-This is a Type II action<sup>1</sup>.

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

ecc: Robert Cioli, P.E., Town Engineer  
Janice Friend, Planning Board Secretary  
Jennifer Gray, Esq., Planning Board Counsel  
Michael and Daniel Katz, Applicant  
Talo Architect, Applicant's Consultant

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<sup>1</sup> Section 617.5 (1) maintenance or repair involving no substantial changes in an existing structure or facility.