



TOWN OF NEW CASTLE

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TO: New Castle Planning Board (via email)

FROM: Sabrina D. Charney Hull, AICP, Director of Planning *Sabrina D. Hull*
Kellan D. Cantrell, Assistant Planner *K. D. Cantrell*

DATE: September 11, 2019 for September 17, 2019 PB Meeting

SUBJECT: **Oliveri Accessory Apartment 541 King St. [TM: 100.12-1-39]**

PROJECT NAME	Oliveri Accessory Apartment
TM #/ADDRESS	100.12-1-39/ 541 King St.
OWNER/APPLICANT	Oliveri/Carl Grimm, Architect
PROPERTY SIZE	1.709AC (74,444SF)
ZONING DISTRICT	R-1/2A -Residential 1/2 Acre
APPLICATION FOR	Site Development Plan- Accessory Apartment
SEQR CLASSIFICATION	Type II

The Applicant's property is located at 541 King Street in the Chappaqua Hamlet. The property is, located in the R-1/2A Single Family Zoning District and contains an existing 3- bedroom, one-story house with a garage and partially finished basement (current location of the accessory apartment). The Applicant is seeking Planning Board approval to legalize the accessory apartment..

Project Review

The subject Application includes the following plans and submission items:

- Accessory Apartment Site Plan Application, signed July 10, 2019;
- Plan titled "Site Plan" prepared by Carl T. Grimm, Applicant's architect, dated July 26, 2019;
- Plan titled "Foundation/Basement Plan" prepared by Carl T. Grimm, Applicant's architect, dated July 8, 2019;
- Plan titled "Existing First Floor plan" prepared by Carl T. Grimm, Applicant's architect, dated July 26, 2019.

Comments

1. This Application is before the Planning Board to legalize an existing accessory apartment. As per §60-410H(5)(c) the size of the accessory apartment, currently 994SF, is less than 1,000 SF. However it is greater than 30% of the total area of the dwelling which is 735SF. The Planning Board will need to determine if the 259SF difference is acceptable or if the Applicant should re-examine the size of the accessory apartment particularly given the layout in relation to the large utility room.
2. No additional development is proposed as part of this application.
3. Parking- The submitted Plan, "Site Plan" depicts six parking spaces, two of which are located inside the garage. Three spaces are required by the *New Castle Town Code* (§60-420F(3)(a)[1]).
4. SEQR- This is a Type II Action per 617.5(1) *maintenance or repair involving no substantial changes in an existing structure or facility.*
5. The building and development coverage are in conformance. However, the Applicant should amend the zoning conformance table on the Plan titled "Site Plan" to reflect the correct building coverage, 5,358.52SF, and the correct maximum development coverage, 11,830.40SF, permitted.
6. The Applicant should place the zoning district classification on the Site Plan.
7. As per §60-410H(5)[2] this application has been noticed for public hearing. The Planning Board, should open the public hearing.

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

ecc: Robert Cioli, P.E., Town Engineer . Felicia Cusano, Planning Board Secretary
Jennifer Gray, Esq., Planning Board Counsel, Charles Grimm, Applicant's Architect