



Site Development Plan Application

200 South Greeley Avenue, Chappaqua NY 10514 • Ph. (914) 238-4723 • Fax (914) 238-5177
e-mail: building@mvnnewcastle.org

Planning Board Application for
**Site Development Plan
Approval**

Application Name or Identifying Title: 16 Hollow Ridge Road

Date of pre-application meeting with Town Planner/Staff: 10.03.19



Site Development Plan Application

Town of New Castle • 200 South Greeley Avenue, Chappaqua NY 10514
Ph. (914) 238-4723 • Fax (914) 238-5177 • E-mail: building@mynewcastle.org

Identification of Property Owner, Applicant, and Professional Representatives

1. **Property Owner:** 16HRR LLC
 - a) Address 101 South Bedford Road, Unit 203A, Mt.Kisco, NY 10549
 - b) Telephone Number: 914-741-1800 c) Fax _____
 - d) E-Mail Address mg@manhattanpmr.com

2. **Applicant - If different than Property Owner:** _____
 - a) Address _____
 - b) Telephone Number: _____ c) Fax _____
 - d) E-Mail Address _____
 - e) Interest of Applicant, if other than Property Owner:

3. **Professional Preparing the Plan:** Steven C. Gaetano Architect
 - a) Address 101 South Bedford Road, Unit 203A, Mt.Kisco, NY 10549
 - b) Telephone Number: 914-741-1800 c) Fax _____
 - d) E-Mail Address scg@manhattanpmr.com

4. **Other Professional - If any:** Kellard Sessions Consulting PC
 - a) Address 500 Main Street, Armonk, NY 10504
 - b) Telephone Number: 914-273-2323 c) Fax _____
 - d) E-Mail Address jkellard@kelses.com

5. **Other Professional - If any:** _____
 - a) Address _____
 - b) Telephone Number: _____ c) Fax _____
 - d) E-Mail Address _____

6. **Attorney - If any:** Geraldine N. Tortorella Esq.
 - a) Address One North Broadway, Suite 701, White Plains, NY 10601
 - b) Telephone Number: 914-421-1800 c) Fax 914-421-1856
 - d) E-Mail Address g.tortorella@htwlegal.com



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Applicant Acknowledgement

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses of publication and the giving of public notice as required, and further acknowledges that he/she shall be responsible for reimbursing the Town for the cost of professional review services required for this application.

Site Development Plan Application Fee:

- \$400.00* plus \$75.00 per dwelling unit or \$25.00 per parking space, whichever is greater

Site Development Plan Application Escrow Account Deposit:

- MFDRD and all proposals in MFPD, MFR-M and MRF-C Districts: \$2,500.00 plus \$100.00 per proposed dwelling unit in excess of ten (10)
- Change of use in existing commercial floor space in B-D, B-R, and B-RP Districts: None required**
- All others: \$500.00 plus \$50.00 for each required parking space

It is further acknowledged by the Applicant that all bills for the expenses of publication and the giving of public notice as well as professional consultant review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant/s: M. Gaetano Date: 10.07.19

Date: _____

Signature of Property Owner/s: M. Gaetano Date: 10.07.19

Date: _____

* This amount includes a \$125 Notification Fee.

** If professional consultant review services are required, the Applicant shall be billed directly by the Town as such charges are incurred.



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Identification of Property

- a) Street Address: 16 Hollow Ridge Road, Bedford Corners, NY
- b) Location (in relation to nearest intersecting street):
300 feet (north, south, east or west) of Hollow Ridge Road
- c) Abutting street(s): Rt. 128
- d) Tax Map Designation: 101.15/2/1.4
- e) Zoning District: ¼ acre ½ acre 1 acre 2 acre Other _____
- f) Districts: Fire District: New Castle
School District: New Castle
Special Districts: _____
- g) Total land area: 3.98 acres, 173,370.73 sq. ft. g) Total land area disturbance: 48,414.59 sq. ft.

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

- The boundary of any city, town or village? No Yes, adjacent Yes, within 500 ft.
 - If yes, please identify names: Armonk, NY 10504
- The boundary of any existing or proposed County or State park or any other recreation area?
 - No Yes, adjacent Yes, within 500 ft.
- The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road, or highway?
 - No Yes, adjacent Yes, within 500 ft.
- The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?
 - No Yes, adjacent Yes, within 500 ft.
- The existing or proposed boundary of any County or State owned land on which a public building or institution is situated?
 - No Yes, adjacent Yes, within 500 ft.
- The boundary of a farm operation located in an agricultural district?
 - No Yes, adjacent Yes, within 500 ft.
- Does the Property Owner or Applicant have an interest in any abutting property? Yes No
 - If yes, please identify the tax map designation of that property: _____



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Description of Proposed Development

a) Proposed use: Single Family Home

b) Gross Floor Area: Existing: 0 sq. ft. Proposed: 8350.56 sq. ft.

c) Proposed Floor Area breakdown: Retail: _____ sq. ft. Office: _____ sq. ft.
Industrial: _____ sq. ft. Institutional: _____ sq. ft.
Residential: 8350.56 sq. ft. Other non-residential: _____ sq. ft.

d) Number of dwelling units: 1

e) Number of parking spaces: Existing: 0 Required: 2 Proposed: 3

f) Number of loading space: Existing: 0 Required: 0 Proposed: 0

g) Earthwork balance: Cut: _____ cubic yards Fill: _____ cubic yards

Will development on the subject property involve any of the following:

- Areas of special flood hazard? Yes No
 - If yes, application for a Development Permit pursuant to Chapter 70 of the New Castle Town Code may also be required.
- Slopes of 15% or greater? Yes No
 - If yes, application for a Steep Slope Permit pursuant to Chapter 108 of the New Castle Town Code may also be required.
- Trees with a diameter at breast height (DBH) of 4" or greater? Yes No
 - If yes, application for a Tree Removal Permit pursuant to Chapter 121 of the New Castle Town Code may also be required.
- Town-regulated wetlands? Yes No
 - If yes, application for a Town Wetlands Permit pursuant to Chapter 137 of the New Castle Town Code may also be required.
- State-regulated wetlands? Yes No
 - If yes, application for a State Wetlands Permit may also be required.



Site Development Plan Application

Information to be Included on Site Development Plan

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review §60-440B of the New Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and so indicated with the word "Yes" in the blank line provided. If a particular item is not relevant to the subject property or the development proposal, the letters "NA" should be entered instead.

All plans and maps must include a north arrow, written and graphic scales, and a signature block for Planning Board endorsement of approval. On complicated plans/maps, color detail should be utilized. The information to be included on a site development plan shall include:

Legal Data:

- Yes Name of the application or other identifying title
- Yes Name and address of the Property Owner and the Applicant (if different)
- Yes Name, address and telephone number of the architect, engineer, or other legally qualified professional who prepared the plan
- Yes Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax record.
- Yes Existing zoning, fire, school, special district and municipal boundaries
- Yes Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- Yes Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- Yes Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements. A "Zoning Conformance Table" has been provided to aid in gathering this information. Please note that a table with this data must be included on the plan itself.
- Yes Schedule of minimum building and development coverage requirements, as well as the plan's proposed compliance with those requirements. A "Coverage Calculations Worksheet" has been provided to aid in gathering this information. Please note that a table with this data must be included on the plan itself.
- Yes Vicinity map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- Yes The date of the original plan and all revisions (if any), with notation identifying the revisions.

Existing Conditions Data:

- NA Location of existing buildings, identifying first floor elevation, and other structures.
- NA Location of existing parking and truck loading areas, with access and egress drives thereto.
- NA Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.



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- NA Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- NA Location, size and design of existing signs.
- NA Location, type, direction, power and time of use of existing outdoor lighting.
- NA Location of existing outdoor storage, if any.
- Yes Existing topographical contours with a vertical interval of two (2) feet or less.
- Yes Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

Proposed Development Data:

- NA Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- Yes Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- Yes Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- NA Proposed sight distance at all points of vehicular access.
- NA Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- NA Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- Yes Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- NA Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- NA Location, size and design of all proposed signs.
- NA Location, type, direction, power and time of use of proposed outdoor lighting.
- NA Location and design of proposed outdoor garbage enclosure.
- NA Location of proposed outdoor storage, if any.
- NA Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- NA The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- Yes Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- Yes Proposed soil erosion and sedimentation control measures.
- NA For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 70 of the New Castle Town Code.



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- Yes For all proposed site development plans containing existing or proposed slopes of 15% or greater, the data required to ensure compliance with Chapter 108 of the New Castle Town Code.
- Yes For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 121 of the New Castle Town Code.
- NA For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 137 of the New Castle Town Code.



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Names and Addresses of Abutting and Adjacent Property Owners

To assist the Town with applicable Planning Board hearing notification procedures, information on all owners of record of property abutting or adjacent to the subject property, including the tax map designation of the subject properties, as shown on the most current records in the Town Tax Assessor's Office, shall be identified below:

1. Name of Property Owner: Thomas J. Barrett
Mailing Address: 22 Hollow Ridge Road
Tax Map Designation: 101.15-2-1.5
2. Name of Property Owner: Giulio C. Monaco Jr.
Mailing Address: 14 Hollow Ridge Road
Tax Map Designation: 101.15-2-1.8
3. Name of Property Owner: John & Tiffany Yanuklis
Mailing Address: 18 Hollow Ridge Road
Tax Map Designation: 101.15-2-1.7
4. Name of Property Owner: Aris Baras
Mailing Address: 20 Hollow Ridge Road
Tax Map Designation: 101.15-2-1.6
5. Name of Property Owner: Hollow Ridge Road LLC
Mailing Address: 15 Hollow Ridge Road
Tax Map Designation: 101.15-2-1.9
6. Name of Property Owner: Peter Larkin
Mailing Address: 24 Hollow Ridge Road
Tax Map Designation: 101.15-2-1.3
7. Name of Property Owner: _____
Mailing Address: _____
Tax Map Designation: _____

If additional space is needed, please attach another separate sheet of paper.

Assisted in Town Office by: _____

Date: _____



Site Development Plan Application

Coverage Calculations Worksheet

This worksheet is provided to assist the applicant in gathering information on the existing and proposed building and development coverage of the subject property. See next page for related provisions. PLEASE NOTE: A map depicting existing and proposed building and development coverage must be included with the application materials. A table including all the information calculated below must also be included on the map.

Application Name or Identifying Title: 16 Hollow Ridge Road

Tax Map Designation: 101.15-2-1.4 Date: 10.07.19

A. Building Coverage – Enter “0” if category is not applicable.

a) Total Lot Area: 173,370.73 (sq. ft.) b) Maximum permitted building coverage: 4236.00 (sq. ft.)

Amount of lot area covered by:	Existing (sq. ft.)	Proposed (sq. ft.)	Proposed Building Coverage (Existing + Proposed)
Principal building	0	3634.88 0	3634.88 0
Accessory buildings	0	0	0
Decks	0	0	0
Porches	0	305.18 0	305.18 0
TOTALS	0	3940.06 0	3940.06 0

If Proposed Building Coverage is less than or equal to Maximum Permitted Building Coverage, your proposal complies with the Town’s regulations. If Proposed Building Coverage is greater than Maximum Permitted Building Coverage, your proposal complies with the Town’s regulations.

A. Development Coverage – Enter “0” if category is not applicable.

a) Total Lot Area: 173,370.73 (sq. ft.) b) Max. permitted development coverage: 8008.60 (sq. ft.)

Amount of lot area covered by:	Existing (sq. ft.)	Proposed (sq. ft.)	Proposed Development Coverage (Existing + Proposed + Total Proposed Building Coverage)
Driveway, parking areas, and walkways	0	3139.74 0	3139.74 0
Terraces	0	332.02 0	332.02 0
Tennis court, platform tennis court, swimming pool and related mechanical equipment	0	800 0	800 0
All other structures, not including preexisting stone walls	0	84 0	84 0
Total Proposed Development Coverage	0	4355.76 0	4355.76 0
TOTALS Building & Development	0	8295.82 0	8295.82 0

If Proposed Development Coverage is less than or equal to Maximum Permitted Development Coverage, your proposal complies with the Town’s regulations. If Proposed Development Coverage is greater than Maximum Permitted Development Coverage, your proposal complies with the Town’s regulations.

- (a) **Building coverage.** The maximum permitted building coverage for any lot containing a one-family detached dwelling in an R-2A, R-1A, R-1/2A or R-1/4A District shall be as set forth below:

Lot Area (square feet)	Maximum Permitted Building Coverage
Less than 11,250	22% of lot area
11,250 to less than 21,780	2,500 square feet, plus 8% of lot area in excess of 11,250 square feet
21,780 to less than 43,560	3,343 square feet, plus 5% of lot area in excess of 21,780 square feet
43,560 to less than 87,120	4,432 square feet, plus 3% of lot area in excess of 43,560 square feet
87,120 or more	5,739 square feet, plus 2% of lot area in excess of 87,120 square feet

- (b) **Development coverage.** The maximum permitted development coverage for any lot containing a one-family detached dwelling in an R-2A, R-1A, R-1/2A or R-1/4A District shall be as set forth below:

Lot Area (square feet)	Maximum Permitted Development Coverage
Less than 11,250	35% of lot area
11,250 to less than 21,780	4,000 square feet, plus 14% of lot area in excess of 11,250 square feet
21,780 to less than 43,560	5,475 square feet, plus 15% of lot area in excess of 21,780 square feet
43,560 to less than 87,120	8,742 square feet, plus 10% of lot area in excess of 43,560 square feet
87,120 or more	13,098 square feet, plus 7% of lot area in excess of 87,120 square feet



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Floor Area Ratio Calculation Worksheet

For information regarding maximum floor areas, see next page, taken from section §60-420A(8) of the New Castle Town Code.

Date 10.07.19

1. Property Information

- a) Name of Owner 16HRR LLC
- b) Street Location 16 Hollow Ridge Road, Bedford Corners, NY
- c) Tax Designation: 101.15-2-1.4 d) Area of Lot: 3.98 acres, 173,370.73 sq. ft.
- e) Zoning District: ¼ acre ½ acre 1 acre 2 acre other _____
- f) Home # 914-741-1800 Fax # _____
- g) Email Address: mg@manhattanpmr.com

2. Applicant Information

- a) Print Name 16HRR LLC
- b) Address 101 South Bedford Road, Unit 203A, Mt.Kisco, NY 10549
- c) Office# 914-741-1800 Fax # _____
- d) Email Address: mg@manhattanpmr.com

3. Architect / Engineer (sign and seal)

- a) Name Steven C. Gaetano Architect NYS License # _____
- b) Address 101 South Bedford Road, Unit 203A, Mt.Kisco, NY 10549
- c) Office# 914-741-1800 Fax # _____
- d) Email Address: scg@manhattanpmr.com



SIGNED AND SEALED

4. Maximum Permitted Floor Area 10,193.00 sq. ft.

Existing First Floor	<u>0</u> sq. ft.	Proposed First Floor	<u>0</u> 2668 sq. ft.
Existing Second Floor	<u>0</u> sq. ft.	Proposed Second Floor	<u>0</u> 2916.76 sq. ft.
Existing Attic (if applicable)	<u>0</u> sq. ft.	Proposed Attic (if applicable)	<u>0</u> 1055.73 sq. ft.
½ Existing Basement	<u>0</u> sq. ft.	½ Proposed Basement	<u>0</u> 1226.4 sq. ft.
½ Existing Garage	<u>0</u> sq. ft.	½ Proposed Garage	<u>0</u> 483.67 sq. ft.
Existing Detached Structure(s)	<u>0</u> sq. ft.	Proposed Detached Structure(s)	<u>0</u> sq. ft.
Total Floor Area Existing	<u>0</u> sq. ft.	Total Floor Area Proposed	<u>0</u> 8350.56 sq. ft.
Total Floor Area (Existing + Proposed)		<u>0</u> 8350.56	sq. ft.

DOES PROPOSAL COMPLY?

Yes

No

lots which the improvement benefits pro rata based on the number of lots benefitted. [Added 6-8-1999 by L.L. No. 9-1999]

(8) One-Family Residence District maximum floor areas. The maximum permitted floor area for any lot used for residential purposes in any of the R-1/4A One-Family Residence District, the R-1/2A One-Family Residence District, the R-1A One-Family Residence District, or the R-2A One-Family Residence District shall be computed in accordance with this § 60-420A(8). [Added 5-8-2007 by L.L. No. 4-2007]

(a) One-Family District floor area. The floor area for any lot in any One-Family Residence District shall be calculated for the purposes of this § 60-420A(8) ("One-Family District Floor Area") as the sum of:

- [1] The floor area of each building on that lot, as "floor area" is defined in Town Code § 60-210, plus
- [2] One-half of the gross horizontal area of each floor of each garage on that lot, as "garage" is defined in Town Code § 60-210, plus
- [3] One-half of the gross horizontal area of each floor of each basement on that lot, as "basement" is defined in Town Code § 60-210.

(b) One-Family District maximum permitted floor area. The maximum permitted One-Family District floor area for any lot used for residential purposes in any One-Family Residence District shall be:

[1] In a R-1/4 District:

Lot Area (square feet)	One-Family District Residential Lot Floor Area Maximum (square feet)
Less than 10,890	.29 x lot area
At least 10,890 but less than 12,100	3,158
At least 12,100 but less than 13,310	3,340
At least 13,310 but less than 14,520	3,522
At least 14,520 but less than 15,730	3,704
At least 15,730 but less than 16,940	3,886
At least 16,940 but less than 18,150	4,068
At least 18,150	4,100

[2] In a R-1/2 District:

Lot Area (square feet)	One-Family District Residential Lot Floor Area Maximum (square feet)
Less than 21,780	.22 x lot area
At least 21,780 but less than 24,200	4,792
At least 24,200 but less than 26,620	4,937
At least 26,620 but less than 29,040	5,082
At least 29,040 but less than 31,460	5,227
At least 31,460 but less than 33,880	5,372
At least 33,880 but less than 36,300	5,517
At least 36,300 but less than 38,720	5,662
At least 38,720	5,770

[3] In a R-1A District:

Lot Area (square feet)	One-Family District Residential Lot Floor Area Maximum (square feet)
Less than 43,560	.14 x lot area
At least 43,560 but less than 48,400	6,098
At least 48,400 but less than 53,240	6,292
At least 53,240 but less than 58,080	6,486
At least 58,080 but less than 62,920	6,680
At least 62,920 but less than 67,760	6,874
At least 67,760 but less than 72,600	7,068
At least 72,600 but less than 77,440	7,262

**Lot Area
(square feet)
At least 77,440**

**One-Family District Residential
Lot Floor Area Maximum
(square feet)
7,320**

[4] In a R-2A District:

**Lot Area
(square feet)
Less than 87,120
At least 87,120 but less than
98,010
At least 98,010 but less than
108,900
At least 108,900 but less than
113,256
At least 113,256 but less than
196,020
At least 196,020**

**One-Family District Residential
Lot Floor Area Maximum
(square feet)
.09 x lot area
7,841
8,821
9,801
10,193
N/A**



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Zoning Conformance Table

See next page for table of lot and bulk regulations in residential zoning districts. For additional information regarding lot and bulk regulations in other zoning districts, please see section §60-410B of the New Castle Town Code.

Date 10.07.19

Zoning District: ¼ acre ½ acre 1 acre 2 acre other _____

	Required or Allowed	Existing	Proposed
Lot Area	2 Acre	3.98 Acre	
Lot Width	200	200.02	
Front Yard Setback	75		82.75
Side Yard Setback	45		61.16
Building Height (Principal Building)	35'		30'
Building Height (Accessory Building)			
Minimum Floor Area	1500		8350.56

ZONING

60 Attachment 3

TOWN OF NEW CASTLE
 Schedule of regulations for residential districts.
 Let and Bulk Regulations
 (Amended 10-28-1979 by L.L. No. 16-1979; 8-8-1986 by L.L. No. 19-1986; 10-11-1988 by L.L. No. 17-1988; 3-27-1990 by L.L. No. 17-1990;
 10-9-1990 by L.L. No. 36-1990; 5-23-1995 by L.L. No. 6-1995; 5-8-2007 by L.L. No. 4-2007; 8-2-2011 by L.L. No. 10-2011; 11-22-2011 by L.L. No. 15-2011)

District	Minimum Lot Size (See § 60-410A)		Minimum Yards (feet)		Rear (feet)	Average Height of Principal Buildings (stories/feet) (See § 60-410C(3))	Maximum Average Height of Accessory Buildings (stories/feet) (See § 60-410C(3))	Minimum Floor Area (square feet)	Minimum Building Coverage (square feet) See § 60- 420A(7)(a)	Maximum Development Coverage (square feet) See § 60- 420A(7)(b)
	Lot Area (Acres)	Width (feet)	Front (feet)	Side (feet)						
R-2A	2 acres	200	75	45	60	2 1/2, except 3/40 for place of worship, school or library	2 1/2, except 3/40 for place of worship, school or library	1,500	See § 60- 420A(7)(a)	See § 60- 420A(7)(b)
R-1A	1 acre	150	60	35	50	2 1/2, except 3/40 for place of worship, school or library	2 1/2, except 3/40 for place of worship, school or library	1,500	See § 60- 420A(7)(a)	See § 60- 420A(7)(b)
R-3A	1/2 acre, except that R-1A requirements shall be met where there is no municipal water main within 200 feet of the existing or proposed building	100	50	20, but not less than total of 50 feet for both sides	40	2 1/2, except 3/40 for place of worship, school or library	2 1/2, except 3/40 for place of worship, school or library	1,250	See § 60- 420A(7)(a)	See § 60- 420A(7)(b)
R-4A	11,250 square feet, except that R-1A requirements shall be met where there is no municipal water main within 200 feet of the existing or proposed building	75	40	10, but not less than total of 30 feet for both sides	35	2 1/2, except 3/40 for place of worship, school or library	2 1/2, except 3/40 for place of worship, school or library	1,000	See § 60- 420A(7)(a)	See § 60- 420A(7)(b)

NOTES:
 1 Except that, in approving new subdivisions, the Planning Board may reduce the setbacks requirement to not less than 1/3 of the dimension specified above where lots front on terraces or elsewhere when determined to be in the public interest. Where such reduction in setbacks is granted by the Planning Board, the lot width requirements may be reduced by a proportionate amount.
 2 Five feet for each development, but no minimum for each individual building lot within a development which is subdivided in accordance with a plan approved by the Planning Board pursuant to the requirements of § 60-410E(4).
 3 One acre for each development, but no minimum for each individual building lot within a development which is subdivided in accordance with a plan approved by the Planning Board pursuant to the requirements of § 60-410E(4).
 4 Any other provision of this chapter notwithstanding, the term "height of the building," as used in determining minimum yards in this schedule, is intended to be a measure of the sum of the following two distances:
 (1) The vertical distance between the highest point of the roof and the finished grade level adjacent to the exterior wall; and
 (2) The vertical distance, if any, by which the elevation of such finished grade level exceeds the grade level at the applicable side or rear lot line, measured at a point where such line is closest to the building.
 5 The minimum lot area, lot area for a lot on which a single-family residential development is located is 75% of the otherwise applicable minimum lot area, lot area required for a lot on which a single-family residence that is not a model ordinance provisions affordable APPE unit is located and the minimum lot area, lot area required for a lot on which a two-family residential development is located.
 6 The minimum lot area, lot area for a lot on which a two-family residential development is located is 75% of the otherwise applicable minimum lot area, lot area required for a lot on which a single-family residence that is not a model ordinance provisions affordable APPE unit is located.

NEW CASTLE TOWN CODE

District	Minimum Lot Size (See § 60-421)	Minimum Yards		Maximum Average Height of Principal Buildings (Stories/feet) (See § 60-423.3)	Maximum Average Height of Accessory Buildings (Stories/feet) (See § 60-423.3)	Minimum Floor Area (square feet)	Maximum Buildings Coverage (square feet)	Maximum Development Coverage (square feet)	Maximum Floor Area
		Front	Rear						
MRFD	No minimum	50	20, but where adjoining a 1-family residence district, no less than 30 or 1/4 times the height of the building, whichever is greater (see Note 4)	N/A	N/A	Efficiency: 450 1-bedroom: 650 2-bedroom: 750 3-bedroom: 1,000 (including at least 1 1/2 baths)	N/A	N/A	N/A
MFR-M	No minimum	50	15, but where adjoining a 1-family residence district, no less than 25 of the height of the building, whichever is greater (See Note 4)	3/35	N/A	1 1/2 baths 4-bedroom: 1,200 (including at least 1 1/2 baths)	N/A	N/A	N/A
MFR-C	No minimum	50	50	3/55	N/A		N/A	N/A	N/A

NOTES:

- 1 Except that, in approving new subdivisions, the Planning Board may reduce the setbacks requirement to not less than 1/3 of the dimension specified above where lots front on landmarks or elsewhere when determined to be in the public interest. Where such reduction in setbacks is granted by the Planning Board, the lot width requirements may be reduced by a proportionate amount.
- 2 Five acres for each development, but no minimum for each individual building lot within a development which is subdivided in accordance with a plan approved by the Planning Board pursuant to the requirements of § 60-410H(4).
- 3 One acre for each development, but no minimum for each individual building lot within a development which is subdivided in accordance with a plan approved by the Planning Board pursuant to the requirements of § 60-410H(3) for the MFR-M District and § 60-410E(2) for the MFR-C District.
- 4 Any other provision of this chapter notwithstanding, the term "height of the building" as used in determining minimum yards in this schedule, is intended to be a measure of the sum of the following two distances:
 - (1) The vertical distance between the highest point of the roof and the finished grade level adjacent to the exterior wall that is nearest the applicable side or rear lot line; and
 - (2) The vertical distance, if any, by which the elevation of such finished grade level exceeds the grade level at the applicable side or rear lot line, measured at a point where such line is closest to the building.
- 5 The minimum lot size, lot area for a lot on which a single-family model ordinance provisions affordable AFFH unit is located and the minimum lot size, lot area required for a lot on which a single-family residence that is not a model ordinance provisions affordable AFFH unit is located and the minimum lot size, lot area required for a lot on which a two-family model ordinance provisions affordable AFFH unit is located and the minimum lot size, lot area required for a lot on which a single-family home that is not a model ordinance provisions affordable AFFH unit is located.