

**DEVELOPMENT POTENTIAL FOR MULTI-FAMILY HOUSING
Town of Pound Ridge, New York**

10/9/2013

Parcel	Owner	Address	Tax ID	Land Use	Zoning District	Gross Acreage	Environmental Constraints Acreage	Net Acreage	Percent Environ. Constrained	Multi-Family Dwelling Units
1	NY American Water Co. Inc.	Mianus River Gorge	9031-2	Water Supply	R-2A	28.6	13.4	15.2	46.9%	too env. constrained & frontage not within 1/4 mile*
2	NY American Water Co. Inc.	Mianus River Gorge	9031-6	Water Supply	R-2A	26.4	15.5	10.9	58.7%	too env. constrained & frontage not within 1/4 mile*
3	NY American Water Co. Inc.	Mianus River Gorge	9031-7	Water Supply	R-2A	25.6	10.9	14.7	42.6%	frontage not with 1/4 mile
4	The Nature Conservancy	Mianus River Gorge	9031-232.9	Dedicated Open Space	R-3A/R-2A	65.6	NA	NA	NA	NA
5	Rock Rimmon Country Club	301 Long Ridge Rd	9316-2	Country Club	R-3A	114.1	23.5	90.6	20.6%	50
6	Private Owner	Lower Shad Rd	9316-4	Vacant Residential	R-3A	70.5	33.4	37.1	47.4%	too env. constrained & frontage not within 1/4 mile
7	Private Owner	Lower Shad Rd	9316-10	Vacant Residential	R-3A	40.4	17.1	23.3	42.3%	frontage not with 1/4 mile
8	Eastwoods LLC	18 High Ridge Rd	9316-18.9	Country Club	R-3A	170.4	29.3	141.1	17.2%	50
9	Westchester Land Trust Inc.	Upper Shad Rd	9317-8	Dedicated Open Space	R-3A	31.6	NA	NA	NA	NA
10	Sivan Associates LLC	Long Ridge Rd	9317-38.1	Vacant Residential	R-3A	63.9	25.6	38.3	40.1%	50
11	Westchester Land Trust Inc.	Old Logging Rd.	9317-38.9	Dedicated Open Space	R-3A	46.6	NA	NA	NA	NA
12	Crosswinds Open Space	Long Ridge Rd	9317-50	Dedicated Open Space	R-3A	62.0	NA	NA	NA	NA
13	Private Owner	348 Pine Brook Rd	9317-52	One Family Residential	R-3A	29.6	12.1	17.5	40.9%	frontage not with 1/4 mile
14	Sivan Associates LLC	Long Ridge Rd	9317-82.1	Vacant Residential	R-3A	37.1	14.9	22.2	40.2%	29
15	Rock Rim Ponds Homeowners	Lower Shad Rd	9318-1.49	Dedicated Open Space	R-3A	29.8	NA	NA	NA	NA
16	Pound Ridge Land Conservancy	High Ridge Rd	9320-3.9	Dedicated Open Space	R-2A	22.3	NA	NA	NA	NA
17	Oceanus Navigation Ltd.	Lower Trinity Pass Rd	9320-13	One Family Residential	R-2A	101.1	28.7	72.4	28.4%	50
18	CH State Holdings LLC	Trinity Pass Rd.	9320-28	Vacant Residential	R-1A	29.6	11.2	18.4	37.8%	50
19	Private Owner	43 S. Bedford Rd.	9452-12	One Family Residential	R-3A	56.7	21.5	35.2	37.9%	frontage not with 1/4 mile
20	Private Owner	94 High Ridge Rd.	9452-19.9-2	One Family Residential	R-2A	20.4	1.9	18.5	9.3%	37
21	Private Owner	Pound Ridge Rd.	9452-69.9	Vacant Residential	R-3A	68.8	22.3	46.5	32.4%	50
22	Private Owner	West Ln.	9452-70	Vacant Residential	R-2A	21.9	4.5	17.4	20.5%	34
23	BHC Company	Westchester Ave.	9454-1	Water Supply	R-3A/R-2A	62.0	54.8	7.2	88.4%	too env. constrained
24	Private Owner	169 Barnegat Rd.	9457-12	One Family Residential	R-3A	33.3	9.7	23.6	29.1%	frontage not with 1/4 mile
25	BHC Company	Eastwoods Rd.	9458-31	Water Supply	R-3A	134.9	53.8	81.1	39.9%	frontage not with 1/4 mile
26	Private Owner	Stone Hill Rd.	9816-64	Vacant Residential	R-2A/R-3A	28.6	10.5	18.1	36.7%	35
27	Pound Ridge Land Conservancy	Stone Hill Rd.	9816-84.1	Dedicated Open Space	R-3A	67.5	NA	NA	NA	NA
28	Town of Pound Ridge	Stone Hill Rd.	9816-142	Town Open Space	R-2A	20.8	NA	NA	NA	NA
29	Private Owner	235 Stone Hill Rd.	9817-9	One Family Residential	R-3A	32.1	11.5	20.6	35.8%	27
30	Private Owner	126 Salem Rd.	9817-43	One Family Residential	R-2A	24.2	7.1	17.1	29.3%	34
31	Town of Pound Ridge	199 Westchester Ave.	9820-8	Dedicated Open Space	R-2A	33.1	NA	NA	NA	NA
32	Pound Ridge Land Conservancy	Trinity Pass Rd.	9820-45.9	Dedicated Open Space	R-3A	37.3	NA	NA	NA	NA
33	Town of Pound Ridge	Indian Hill Rd.	9820-147	Dedicated Open Space	R-3A	47.0	NA	NA	NA	NA
34	Private Owner	125 Eastwoods Rd.	9822-20	One Family Residential	R-3A/R-2A	69.9	21.1	48.8	30.2%	frontage not with 1/4 mile
35	Town of Pound Ridge	Eastwoods Rd.	9824-25.1	Dedicated Open Space	R-3A	48.8	NA	NA	NA	NA
36	Private Owner	164 Eastwoods Rd.	9824-28.9	One Family Residential	R-3A	38.0	16.7	21.3	43.9%	frontage not with 1/4 mile
37	BHC Company	Old Mill River Rd.	9825-2	Water Supply	R-3A	188.4	115.3	73.1	61.2%	too env. constrained & frontage not within 1/4 mile

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Parcel	Owner	Address	Tax ID	Land Use	Zoning District	Gross Acreage	Environmental Constraints Acreage	Net Acreage	Percent Environ. Constrained	Multi-Family Dwelling Units
38	BHC Company	Kitchawan Rd.	9825-5	Water Supply	R-3A	33.6	16.4	17.2	48.8%	too env. constrained & frontage not within 1/4 mile
39	BHC Company	Old Mill River Rd.	9825-6	Water Supply	R-3A	178.9	78.6	100.3	43.9%	frontage not with 1/4 mile
40	Westchester Park Comm.	343 Stone Hill Rd.	10047-4	Dedicated Open Space	R-3A	74.8	NA	NA	NA	NA
41	Westchester Park Comm.	Michigan Rd. (abandoned)	10047-10	Dedicated Open Space	R-3A	56.4	NA	NA	NA	NA
42	Private Owner	81 Lyndel Rd.	10047-31	One Family Residential	R-3A	33.7	20.2	13.5	59.9%	too env. constrained & frontage not within 1/4 mile
43	Westchester Park Comm.	Honey Hollow Rd.	10048-3	Dedicated Open Space	R-3A	911.9	NA	NA	NA	NA
44	Westchester Park Comm.	(Lewisboro border)	10049-1	Dedicated Open Space	R-3A	1,706.4	NA	NA	NA	NA
45	Private Owner	22/22A Donbrook Rd.	10052-6.6-9	One Family Residential	R-3A/R-2A	51.0	18.8	32.2	36.9%	46
46	BHC Company	Trinity Pass Rd.	10054-1	Water Supply	R-3A	185.5	78.6	106.9	42.4%	50
47	Pound Ridge Land Conservancy	Old Post Rd.	10255-10.1-9	Dedicated Open Space	R-3A	38.1	NA	NA	NA	NA
48	Pound Ridge Land Conservancy	Kitchawan Rd.	10263-11.21	Dedicated Open Space	R-3A	37.1	NA	NA	NA	NA
49	Private Owner	20 Boutonville Rd. S.	10526-4.9	One Family Residential	R-3A	40.3	3.8	36.5	9.4%	frontage not with 1/4 mile
50	Private Owner	34 Honey Hollow Rd.	10526-8.9-1	One Family Residential	R-3A	42.0	1.4	40.6	3.3%	frontage not with 1/4 mile
Subtotal										592
Water Supply Land										50
Total										542
* Too environmentally constrained means that 45% or more of gross acreage is environmentally constrained.										
Frontage not within 1/4 mile means that the lot's road frontage is not within 1/4 mile in travel distance from a major road (i.e., Westchester Ave, High Ridge Rd, Salem Rd, Stone Hill Rd, Pound Ridge Rd or Long Ridge Rd).										
Sources: 2013 Tentative Assessment Roll										
Westchester County GIS Parcel Data										