

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

10/9/2013

Parcel	Address	Tax ID	Land Use	Zoning District	Gross Acreage	Environmental Constraints Acreage	Net Acreage	Percent Environ. Constrained	Multi-Family Dwelling Units
1	38 Trinity Pass Rd.	086.11-1-5	1-Fam Res	R-2A	4.6	1.4	3.2	30.4%	frontage not within 1/4 mile*
2	36 Trinity Pass Rd.	086.11-1-6	1-Fam Res	R-2A	4.8	1.1	3.6	23.9%	frontage not within 1/4 mile
3	30 Trinity Pass Rd.	086.11-1-7	1-Fam Res	R-2A	5.0	0.8	4.2	16.1%	frontage not within 1/4 mile
4	26 Trinity Pass Rd.	086.11-1-8	1-Fam Res	R-2A	5.3	1.1	4.3	19.7%	8
5	20 Trinity Pass Rd.	086.11-1-9	1-Fam Res	R-2A	5.3	0.5	4.8	9.1%	9
6	Westchester Ave.	086.11-1-30	Fire Dept	R-2A	4.5	2.7	1.7	61.4%	too env. constrained**
7	96 Westchester Ave.	086.11-1-31	1-Fam Res	R-2A	2.0	0.6	1.4	30.2%	frontage not within 1/4 mile
8	18 Pine Dr.	086.15-1-30	1-Fam Res	R-2A	2.2	0.0	2.2	0.0%	frontage not within 1/4 mile
9	15 Pine Dr.	086.15-1-10	1-Fam Res	R-2A	2.3	0.2	2.2	6.5%	frontage not within 1/4 mile
10	3 Hemlock Hill Rd.	086.15-1-12	1-Fam Res	R-2A	2.1	0.0	2.0	1.5%	frontage not within 1/4 mile
11	20 Pine Dr.	086.15-1-29	1-Fam Res	R-2A	4.4	1.5	2.9	33.3%	frontage not within 1/4 mile
12	32 Pine Dr.	086.15-1-27	1-Fam Res	R-2A	2.2	0.3	1.9	12.8%	frontage not within 1/4 mile
13	38 Pine Dr.	086.15-1-26	1-Fam Res	R-2A	2.3	0.2	2.2	6.4%	frontage not within 1/4 mile
14	44 Pine Dr.	086.15-1-25	1-Fam Res	R-2A	3.9	0.6	3.4	14.3%	frontage not within 1/4 mile
15	26 Trinity Ln.	086.15-1-32	1-Fam Res	R-1A	1.8	1.4	0.4	77.8%	too env. constrained
16	22 Trinity Ln.	086.15-1-33	1-Fam Res	R-1A	1.6	1.3	0.3	79.2%	too env. constrained
17	14 Trinity Ln.	086.16-1-12	1-Fam Res	R-1A	1.3	0.8	0.5	63.3%	too env. constrained
18	10 Trinity Ln.	086.16-1-13	1-Fam Res	R-1A	1.9	1.2	0.7	62.6%	too env. constrained
19	8 Trinity Ln.	086.16-1-14	1-Fam Res	R-1A	1.9	1.4	0.5	73.5%	too env. constrained
20	9 Lower Trinity Pass Rd.	086.16-1-9	1-Fam Res	R-1A	2.0	0.1	1.9	4.6%	7
21	27 Lower Trinity Pass Rd.	086.16-1-17	1-Fam Res	R-1A	1.7	0.5	1.2	31.2%	4
22	14 Lower Trinity Pass Rd.	086.16-1-26	1-Fam Res	R-1A	4.7	3.1	1.6	66.1%	too env. constrained
23	46 Westchester Ave.	086.16-1-30	Coml/Office	R-1A	4.4	4.0	0.4	91.0%	too env. constrained
24	20 Lower Trinity Pass Rd.	086.16-1-25	1-Fam Res	R-1A	2.3	2.3	0.0	100.0%	too env. constrained
25	26 Lower Trinity Pass Rd.	086.16-1-22	1-Fam Res	R-1A	2.5	2.4	0.1	97.6%	frontage not within 1/4 mile & too env. constrained

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26	Lower Trinity Pass Rd.	086.16-1-21	Water Supply	R-1A	17.2	15.7	1.5	91.6%	frontage not within 1/4 mile & too env. constrained
27	46 Lower Trinity Pass Rd.	086.20-1-25	1-Fam Res	R-1A	1.3	0.0	1.3	2.3%	frontage not within 1/4 mile
28	40 Lower Trinity Pass Rd.	086.16-1-20	1-Fam Res	R-1A	12.7	5.9	6.8	46.7%	frontage not within 1/4 mile & too env. constrained
29	16 Westchester Ave.	086.16-1-38	1-Fam Res	R-1A	4.0	1.4	2.6	36.0%	frontage not within 1/4 mile
30	14 Westchester Ave.	086.16-1-39	1-Fam Res	R-2A	2.3	0.2	2.1	9.3%	frontage not within 1/4 mile
31	4 Westchester Ave.	087.03-1-9	1-Fam Res	R-2A	2.2	0.0	2.2	0.0%	frontage not within 1/4 mile
32	5 Light Horse Ln.	087.03-1-8	1-Fam Res	R-2A	3.0	0.3	2.7	10.4%	frontage not within 1/4 mile
33	11 Light Horse Ln.	087.03-1-7	1-Fam Res	R-2A	2.4	0.2	2.2	9.9%	frontage not within 1/4 mile
34	9 Light Horse Ln.	086.16-1-40	1-Fam Res	R-2A	3.2	1.6	1.7	48.4%	frontage not within 1/4 mile & too env. constrained
35	7 Light Horse Ln.	086.16-1-41	1-Fam Res	R-2A	2.1	1.1	1.0	54.5%	frontage not within 1/4 mile & too env. constrained
36	15 Westchester Ave.	086.16-1-42	1-Fam Res	R-2A	3.0	1.6	1.4	53.9%	frontage not within 1/4 mile & too env. constrained
37	50 Woodland Rd.	086.16-1-59	1-Fam Res	R-2A	4.2	0.5	3.7	12.0%	frontage not within 1/4 mile
38	48 Woodland Rd.	086.16-1-60	1-Fam Res	R-2A	3.8	0.2	3.5	6.1%	frontage not within 1/4 mile
39	26 Woodland Rd.	086.12-1-14	1-Fam Res	R-2A	2.0	0.1	1.9	4.0%	frontage not within 1/4 mile
40	49 Woodland Rd.	086.16-1-58	1-Fam Res	R-2A	2.8	0.0	2.8	0.0%	frontage not within 1/4 mile
41	37 Woodland Rd.	086.16-1-57	1-Fam Res	R-2A	2.5	0.0	2.5	0.0%	frontage not within 1/4 mile
42	15 Sellecks Walk	086.16-1-51	1-Fam Res	R-1A	1.2	0.1	1.1	5.0%	4
43	11 Sellecks Walk	086.16-1-49	1-Fam Res	R-1A	1.1	0.1	1.0	5.6%	4
44	14 Sellecks Walk	086.16-1-52	1-Fam Res	R-1A	1.2	0.2	1.0	17.9%	4
45	10 Sellecks Walk	086.16-1-53	1-Fam Res	R-1A	1.7	1.2	0.5	72.9%	too env. constrained
46	35 Woodland Rd.	086.16-1-56	1-Fam Res	R-2A	2.1	0.0	2.1	0.0%	frontage not within 1/4 mile
47	25 Woodland Rd.	086.12-1-13	1-Fam Res	R-2A	8.2	3.7	4.5	45.4%	frontage not within 1/4 mile & too env. constrained

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48	7 Trinity Pass Rd.	086.12-1-12	1-Fam Res	R-2A	2.1	1.1	1.1	50.5%	too env. constrained
49	15 Trinity Pass Rd.	086.12-1-11	1-Fam Res	R-2A	4.5	2.0	2.5	45.2%	too env. constrained
50	17 Trinity Pass Rd.	086.12-1-9	1-Fam Res	R-2A	2.3	0.0	2.3	0.0%	4
51	21 Trinity Pass Rd.	086.12-1-10	1-Fam Res	R-2A	3.8	2.0	1.8	51.7%	too env. constrained
52	23 Trinity Pass Rd.	086.12-1-8	1-Fam Res	R-2A	3.9	2.6	1.3	65.6%	too env. constrained
53	25 Trinity Pass Rd.	086.12-1-7	1-Fam Res	R-2A	3.6	1.9	1.8	51.2%	too env. constrained
54	27 Trinity Pass Rd.	086.12-1-6	1-Fam Res	R-2A	5.2	0.9	4.3	17.0%	8
55	31 Trinity Pass Rd.	086.12-1-5	1-Fam Res	R-2A	3.8	0.8	3.0	20.3%	frontage not within 1/4 mile
56	29 Trinity Pass Rd.	086.12-1-4	1-Fam Res	R-2A	2.7	0.3	2.4	10.9%	frontage not within 1/4 mile
57	35 Trinity Pass Rd.	086.12-1-2	1-Fam Res	R-2A	6.0	0.2	5.8	3.5%	frontage not within 1/4 mile
Totals									52
Total Existing 1-Family Dwellings									9
Net Increase in Multi-Family Dwelling Units									43
Total Potential Accessory Apartments									9
Net Increase in Multi-Family Dwelling Units									34
* Road frontage not with 1/4 mile in travel distance from intersection of Westchester Avenue and Trinity Pass Road.									
** Too environmentally constrained means that 45% or more of gross acreage is environmentally constrained.									
Sources:									
2013 Tentative Assessment Roll									
Westchester County GIS Parcel Data									