

# **SOCCER CLUB TEXT CHANGE IMPACT ANALYSIS**

JUNE 19, 2018

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## **SOCCER CLUB TEXT CHANGE IMPACT ANALYSIS**

A Geographic Information Systems (GIS) analysis was conducted to identify and evaluate properties that may be impacted by the proposed Soccer Club text change. The GIS analysis identified 32 properties eligible for the new proposed Soccer Club use by lot area. Based on that data, a preliminary topographic and practical analysis was conducted to determine whether a property could be improved with the proposed Soccer Club use.

The GIS analysis was conducted with ArcGIS, Version 10.1 software. The projected coordinated system used was Connecticut State Plane Coordinate System and the unit used was NAD83. Data was sourced from the City of Stamford including vector data, numeric data, aerial photography from 2011, and 2018 tax assessor information. All calculations are approximate and were generated by GIS and data has not been field verified. This analysis is for demonstrative purposes only, and is not offered as an opinion, legal or otherwise, on the viability of development or legal title of any specific property considered.

### Methodology:

1. Identify parcels with areas of 14 acres or more located in zones RA-2 and RA-3.
2. Three GIS maps of each property were made to display site-specific data useful for practical analysis:
  - a. Aerial Photo Map
  - b. Topographical Map
  - c. Surrounding Uses Map
3. Topographical analysis was conducted on each parcel, including:
  - a. Lot Shape
  - b. Frontage
  - c. Contours
  - d. Contiguous Developable Area (not otherwise impacted by environmentally sensitive features such as watercourses or inland wetlands)
4. Practical analysis was conducted on each parcel, including:
  - a. Existing deed restrictions
  - b. Existing land use
5. A conclusion was drawn from the bulk, topographical, and practical analyses of each property.
6. An information sheet was generated for each parcel and provided along with the GIS maps. The information sheet provides an overview of the property's location, features, and conclusion.

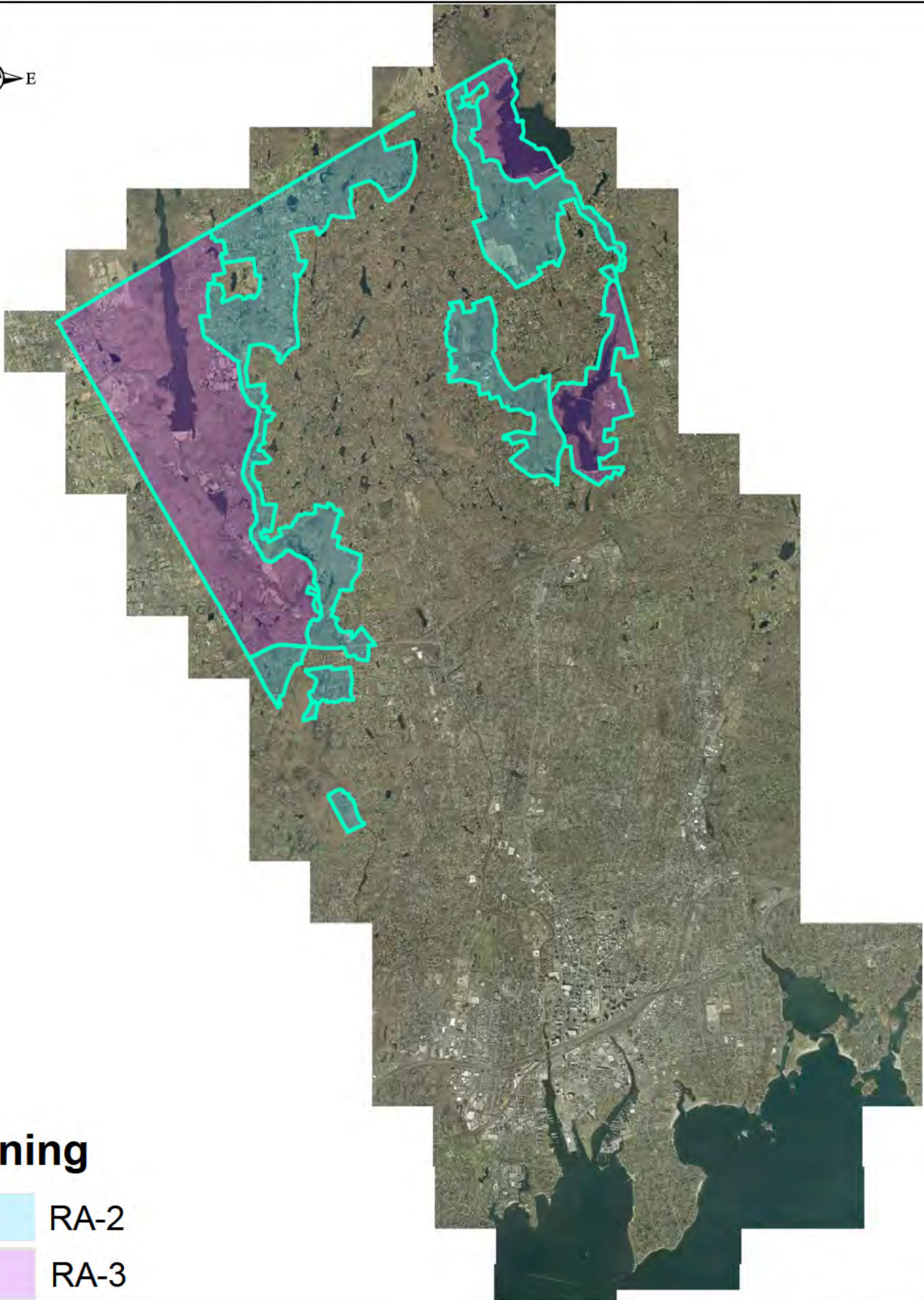
7. Three GIS maps of the Town of Stamford were made to display the results of the analysis:
  - a. Zoning Districts Eligible for Soccer Club Use
  - b. Properties Eligible for Soccer Club Use
  - c. Properties Satisfying Preliminary Analyses for Soccer Club Use

Conclusion:

The GIS bulk analysis identified 32 properties in the RA-2 and RA-3 zones comprising 14 acres or more. Of these properties, one was determined ineligible due to a bulk zoning requirement deficiency, 14 properties were determined ineligible due to practical development concerns such as significant environmental features or existing uses, and seven properties were determined ineligible due to deed restrictions. A total of 12 properties satisfied this GIS and practical analysis and appear appropriate for Soccer Club use under the existing standards and proposed conditions of section 19 of the Regulations. These and their surrounding properties represent a unique mix of permitted, special exception, and non-conforming uses. In addition, each lot contains or is located near varying environmentally sensitive resources. Finally, the 12 properties are located in a variety of locations throughout North Stamford.

Because private sports and other community clubs are currently permitted in very low density residential zones and the existing bulk dimensions of lots can accommodate the proposed Soccer Club use, the proposed text change does not appear to represent a land use change to North Stamford. The proposed text amendment includes conditions to protect neighboring properties by limiting the intensity of development, noise, and light. For these reasons, the proposed Soccer Club use appears to have utility and value to the City of Stamford and will provide a positive impact.

# Zoning Districts Eligible for Soccer Club Use

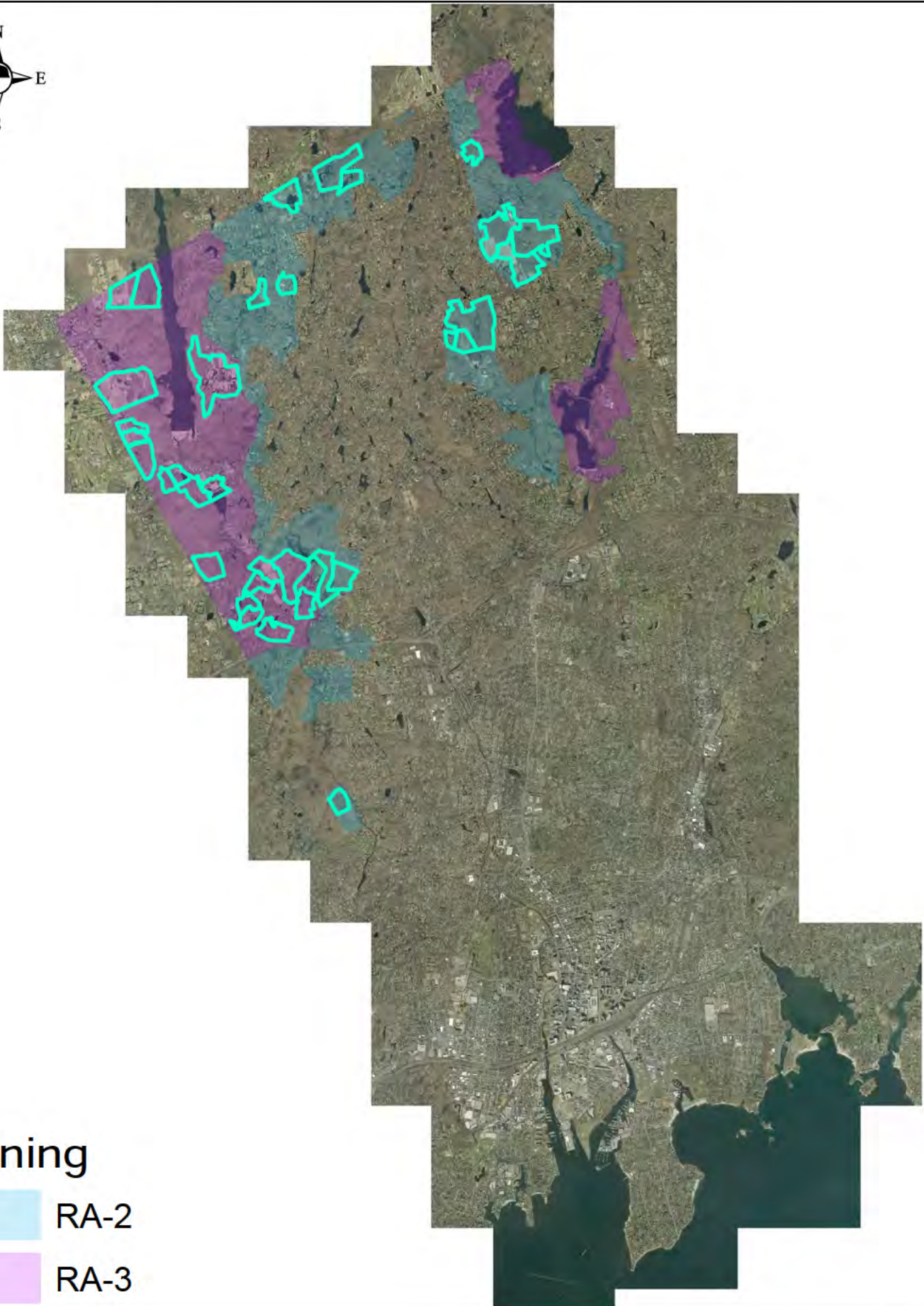


## Zoning

- RA-2
- RA-3



# Properties Eligible for Soccer Club Use

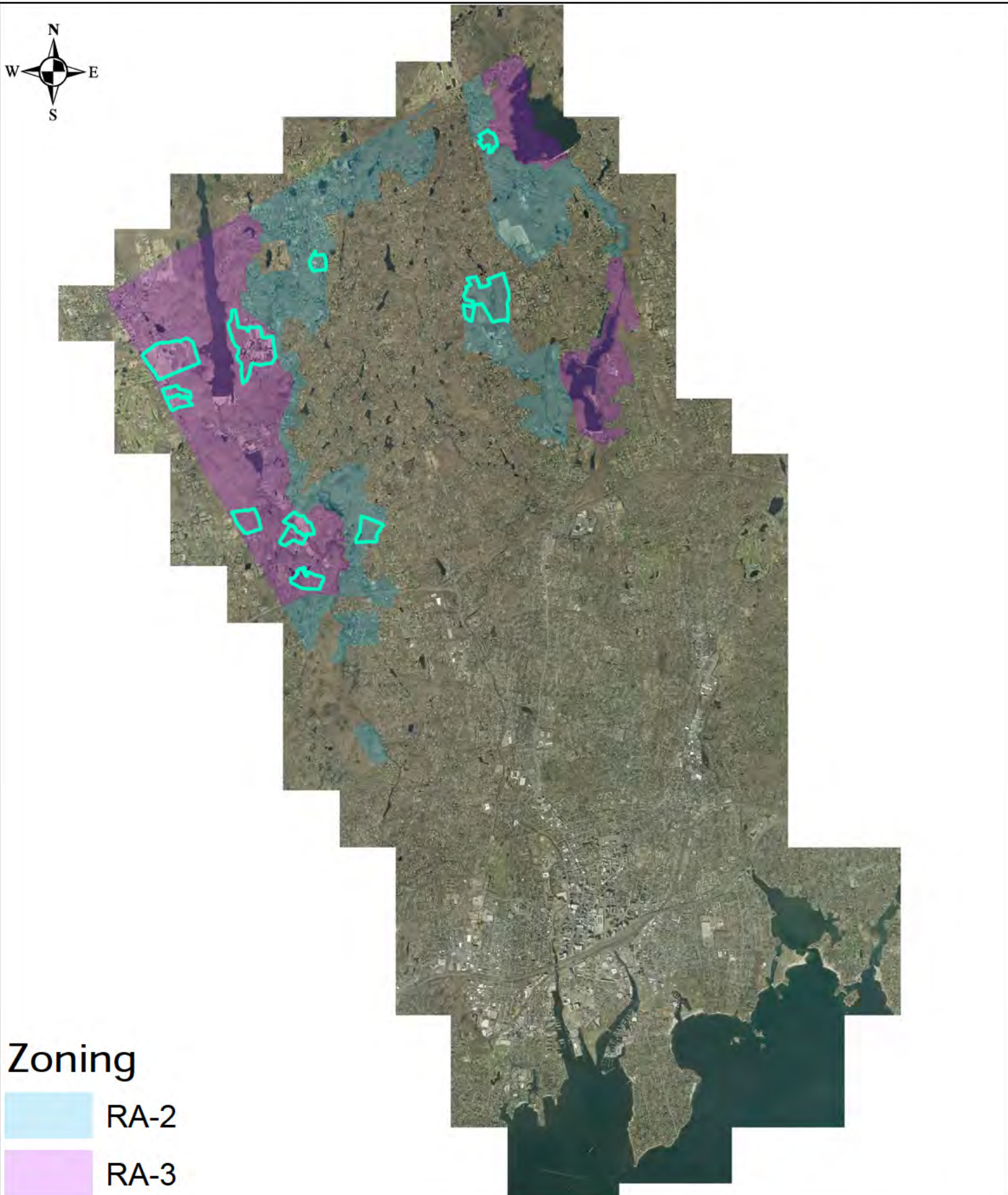


## Zoning

-  RA-2
-  RA-3



# Properties Satisfying Preliminary Analyses for Soccer Club Use



## Zoning



RA-2



RA-3

**SOCCKER CLUB IMPACT ANALYSIS SUMMARY**odonnelllaw.com  
203-661-1611

| <b>Tax ID #</b> | <b>Street No.</b> | <b>Street Name</b>      | <b>Elgible</b> | <b>Bulk</b> | <b>Practical</b> | <b>Deed</b> |
|-----------------|-------------------|-------------------------|----------------|-------------|------------------|-------------|
| 004-2225        | 375               | EAST MIDDLE PATENT ROAD | N              | Y           | Y                | N           |
| 004-2226        | 375               | EAST MIDDLE PATENT ROAD | N              | Y           | Y                | N           |
| 003-7740        | 0                 | ERSKINE ROAD            | N              | Y           | N                | N           |
| <b>002-3572</b> | <b>579</b>        | <b>ERSKINE ROAD</b>     | <b>Y</b>       | <b>Y</b>    | <b>Y</b>         | <b>Y</b>    |
| 000-5270        | 0                 | FARMS ROAD              | N              | Y           | N                | Y           |
| 002-4679        | 0                 | FARMS ROAD              | N              | Y           | N                | Y           |
| 002-2396        | 228               | FARMS ROAD              | N              | Y           | N                | Y           |
| 002-4678        | 340               | FARMS ROAD              | N              | Y           | N                | Y           |
| <b>002-6848</b> | <b>69</b>         | <b>GUINEA ROAD</b>      | <b>Y</b>       | <b>Y</b>    | <b>Y</b>         | <b>Y</b>    |
| <b>004-0537</b> | <b>0</b>          | <b>HIGH RIDGE ROAD</b>  | <b>Y</b>       | <b>Y</b>    | <b>Y</b>         | <b>Y</b>    |
| 004-3503        | 0                 | HIGH RIDGE ROAD         | N              | Y           | Y                | N           |
| 004-3504        | 0                 | INGLESIDE DRIVE         | N              | Y           | Y                | N           |
| 004-3505        | 175               | INGLESIDE DRIVE         | N              | Y           | Y                | N           |
| <b>000-0297</b> | <b>0</b>          | <b>JUNE ROAD</b>        | <b>Y</b>       | <b>Y</b>    | <b>Y</b>         | <b>Y</b>    |
| 000-0299        | 0                 | JUNE ROAD               | N              | Y           | N                | Y           |
| 004-2185        | 0                 | JUNE ROAD               | N              | Y           | N                | Y           |
| 004-2371        | 242               | JUNE ROAD               | N              | Y           | N                | Y           |
| <b>004-2589</b> | <b>289</b>        | <b>JUNE ROAD</b>        | <b>Y</b>       | <b>Y</b>    | <b>Y</b>         | <b>Y</b>    |
| <b>000-3517</b> | <b>2517</b>       | <b>LONG RIDGE ROAD</b>  | <b>Y</b>       | <b>Y</b>    | <b>Y</b>         | <b>Y</b>    |
| 001-9366        | 2949              | LONG RIDGE ROAD         | N              | Y           | N                | Y           |
| 004-2603        | 359               | MERRIEBROOK LANE        | N              | Y           | Y                | N           |
| <b>004-2366</b> | <b>0</b>          | <b>RIVERBANK ROAD</b>   | <b>Y</b>       | <b>Y</b>    | <b>Y</b>         | <b>Y</b>    |
| 004-2377        | 0                 | RIVERBANK ROAD          | N              | Y           | N                | Y           |
| 004-2419        | 0                 | RIVERBANK ROAD          | N              | Y           | N                | Y           |
| <b>000-0313</b> | <b>536</b>        | <b>RIVERBANK ROAD</b>   | <b>Y</b>       | <b>Y</b>    | <b>Y</b>         | <b>Y</b>    |
| 001-6804        | 0                 | ROCK RIMMON ROAD        | N              | N           | N                | Y           |
| 003-0963        | 0                 | ROCK RIMMON ROAD        | Y              | Y           | Y                | Y           |
| 003-0964        | 0                 | ROCK RIMMON ROAD        | N              | Y           | N                | Y           |
| 001-7029        | 1021              | ROCK RIMMON ROAD        | N              | Y           | N                | Y           |
| <b>004-2414</b> | <b>0</b>          | <b>TACONIC ROAD</b>     | <b>Y</b>       | <b>Y</b>    | <b>Y</b>         | <b>Y</b>    |
| <b>004-2415</b> | <b>0</b>          | <b>TACONIC ROAD</b>     | <b>Y</b>       | <b>Y</b>    | <b>Y</b>         | <b>Y</b>    |
| 001-7435        | 404               | TACONIC ROAD            | Y              | Y           | Y                | Y           |

**Subject Property:** 375 East Middle Patent Road  
**Parcel ID:** 004-2225

**Area:** 35.6919 Acres  
**Use:** Single Family  
**Zone:** RA-3

## **1. Overview**

- a. Subject property borders New York State Line.
- b. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access and frontage from East Middle Patent Road.
- c. Subject property has no apparent waterbodies/watercourses located on the site.
- d. Subject property features moderate contouring in the northeastern area of the site.
- e. Subject property is surrounded by properties with three different uses:
  - i. Single Family
  - ii. Res Vac Land
  - iii. Exempt Land Res
- f. Deed restricted for use as Family Estate.

## **2. Conclusion**

- a. Subject property does not appear to be eligible for Soccer Club use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property does not appear to hold practical development concerns.
  - iii. Deed restriction precludes use as Soccer Club.



# 375 East Middle Patent Road 004-2225



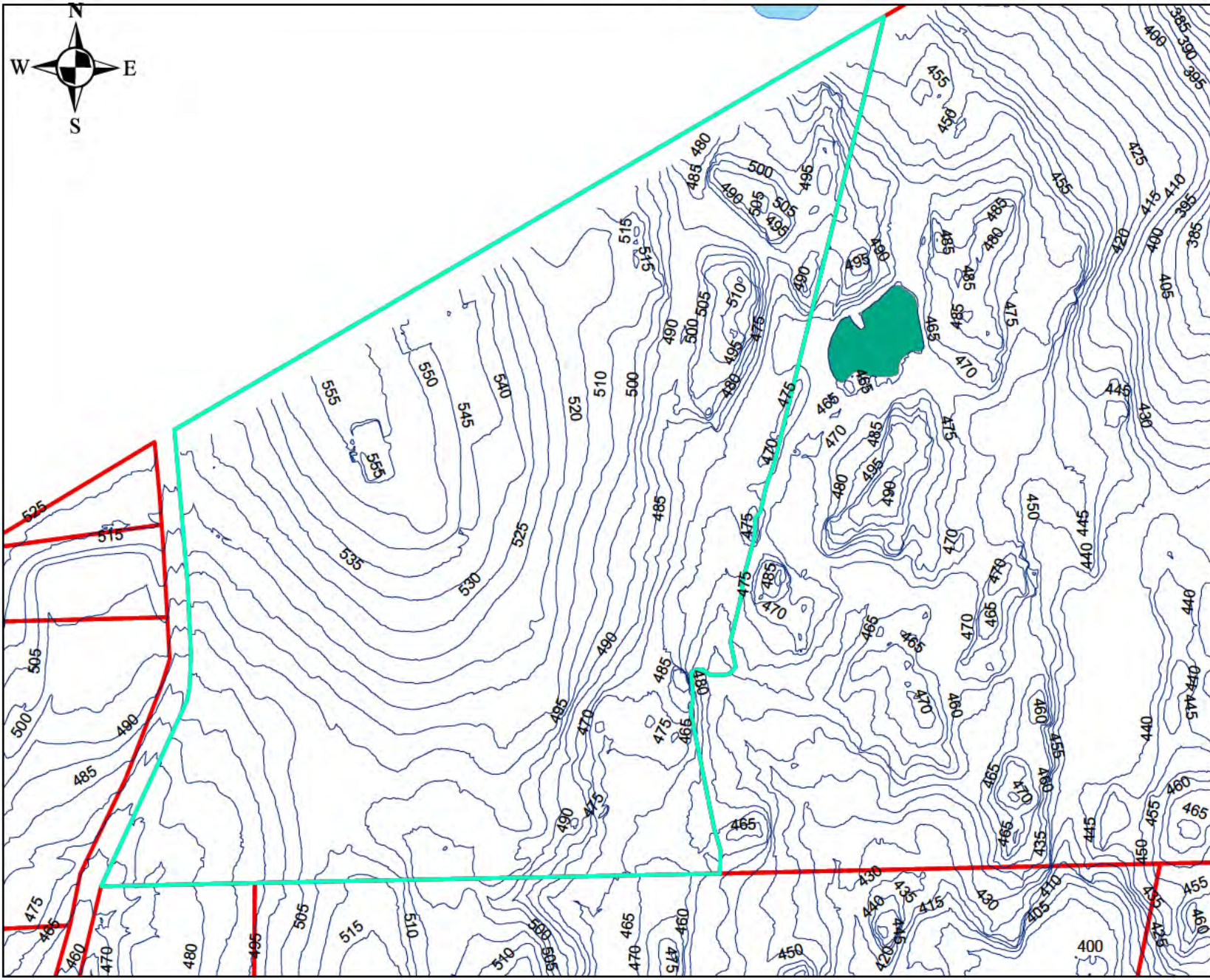
## Notes

-35.6919 Acres  
-RA-3



# 375 East Middle Patent Road 004-2225

## Topography



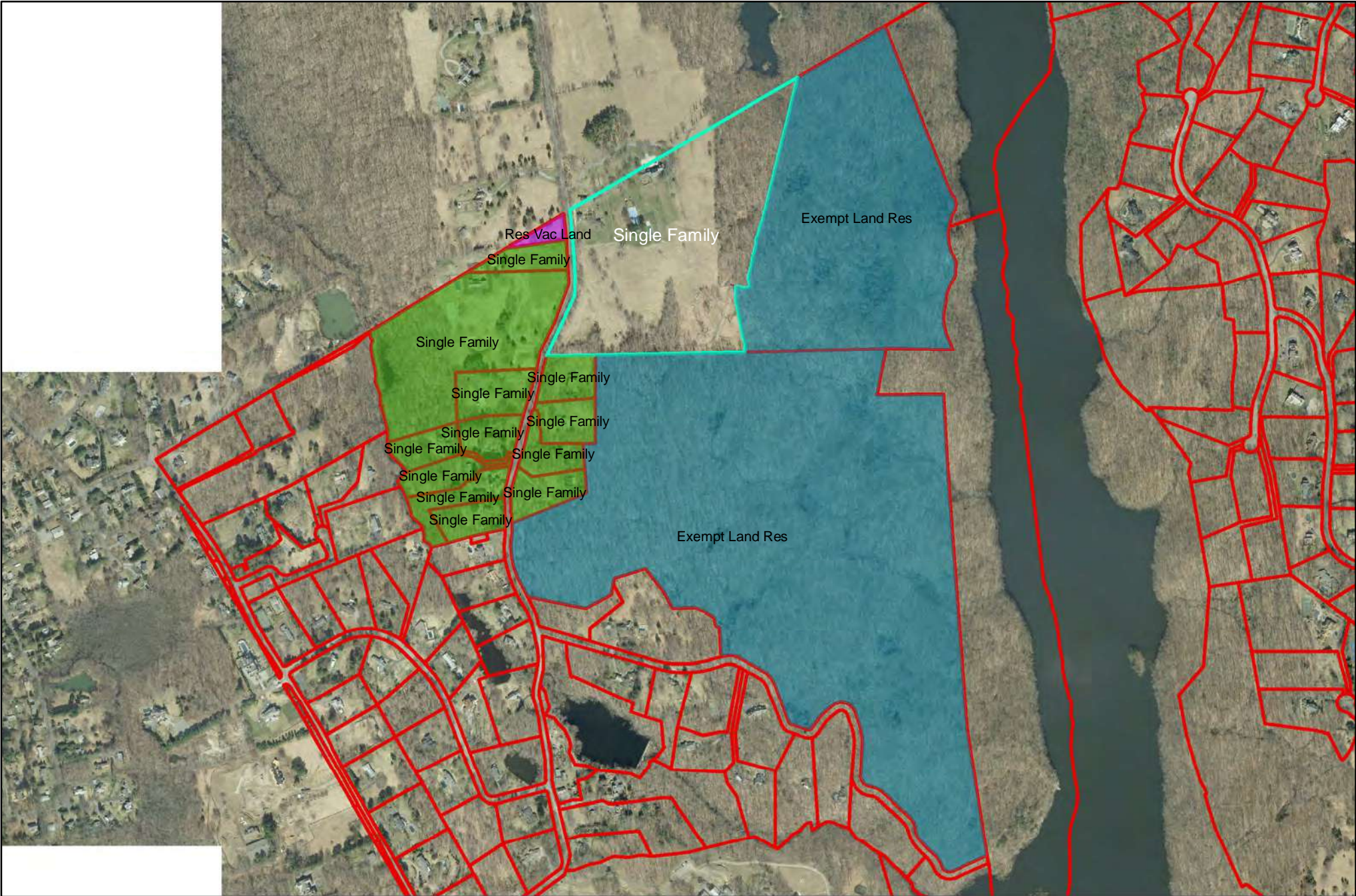
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh





# 375 East Middle Patent Road 004-2225

## Surrounding Uses



**Subject Property:** 375 East Middle Patent Road  
**Parcel ID:** 004-2226

**Area:** 46.6273 Acres  
**Use:** Exempt Land Res  
**Zone:** RA-3

## **1. Overview**

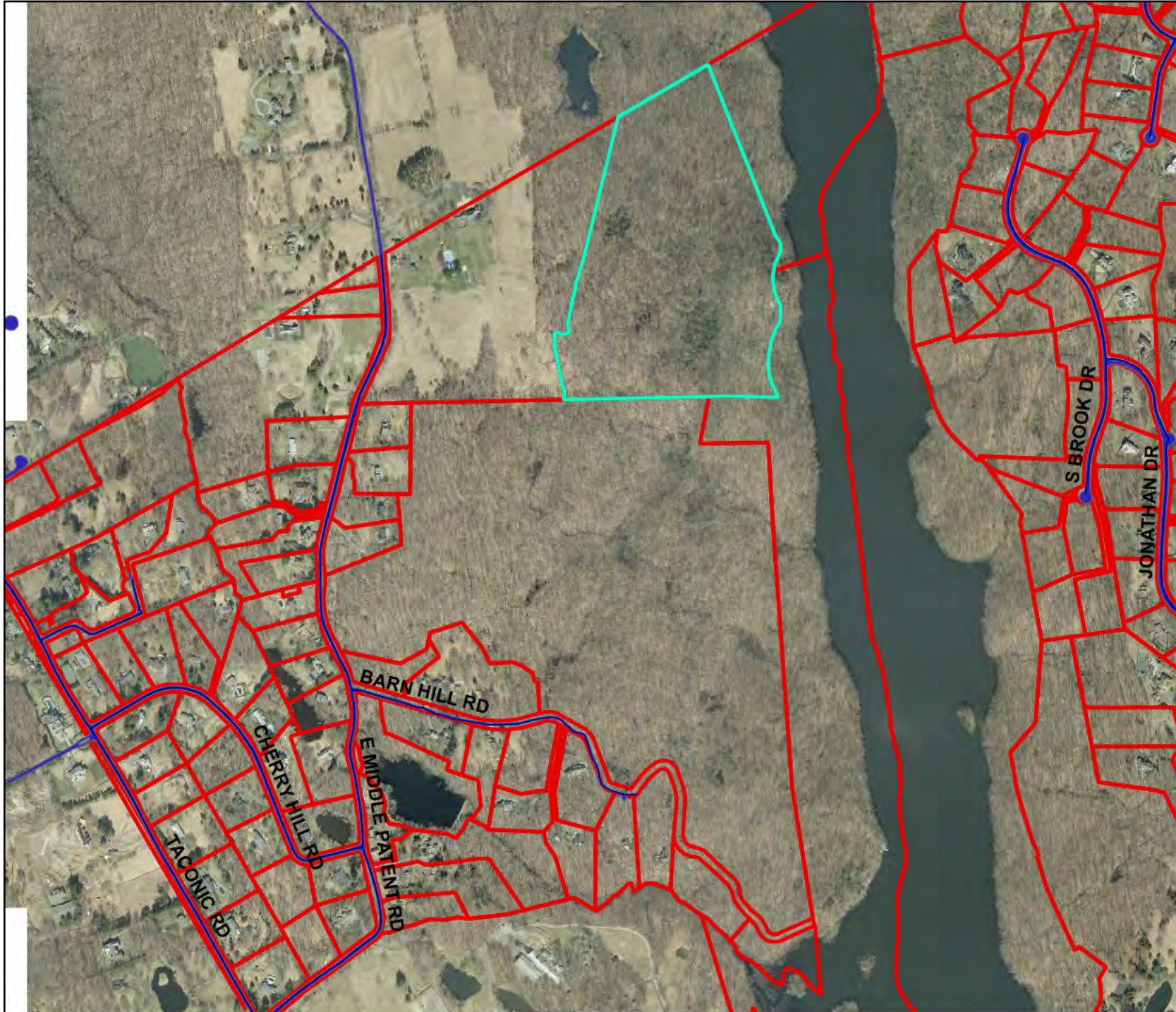
- a. Subject property borders New York State Line.
- b. Subject property lacks frontage and accessibility from public roads.
- c. Subject property appears to have watercourses located on the site.
  - i. A swamp appears in the northwestern area of the site.
- d. Subject property features significant contouring in the eastern area of the site.
- e. Subject property borders reservoir land.
- f. Subject property is surrounded by properties with three different uses:
  - i. Single Family
  - ii. Exempt land
  - iii. Pub Util. MDL-00
- g. Deed restricted for use as Family Estate.

## **2. Conclusion**

- a. Subject property does not appear eligible for Soccer Club Use.
  - i. Subject property does not have adequate topography to accommodate a Soccer Club under bulk zoning regulations.
    1. Subject property does not have frontage to public roads.
  - ii. Subject property holds practical development concerns.
    1. Subject property does not have access to any public roads.
  - iii. Deed restriction precludes use as Soccer Club.



# 375 East Middle Patent Road 004-2226



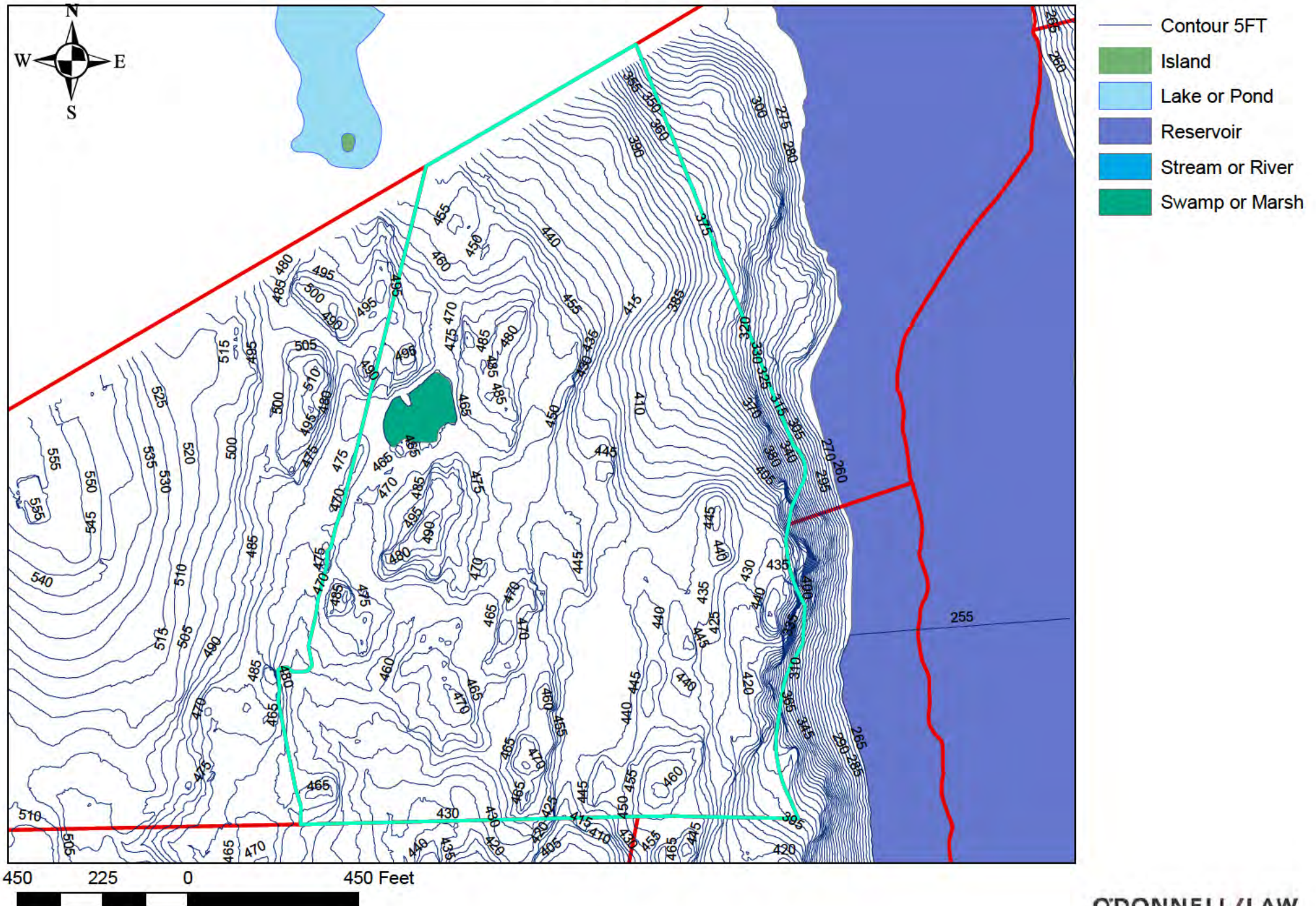
## Notes

-46.6273 Acres  
-RA-3



# 375 East Middle Patent Road 004-2226

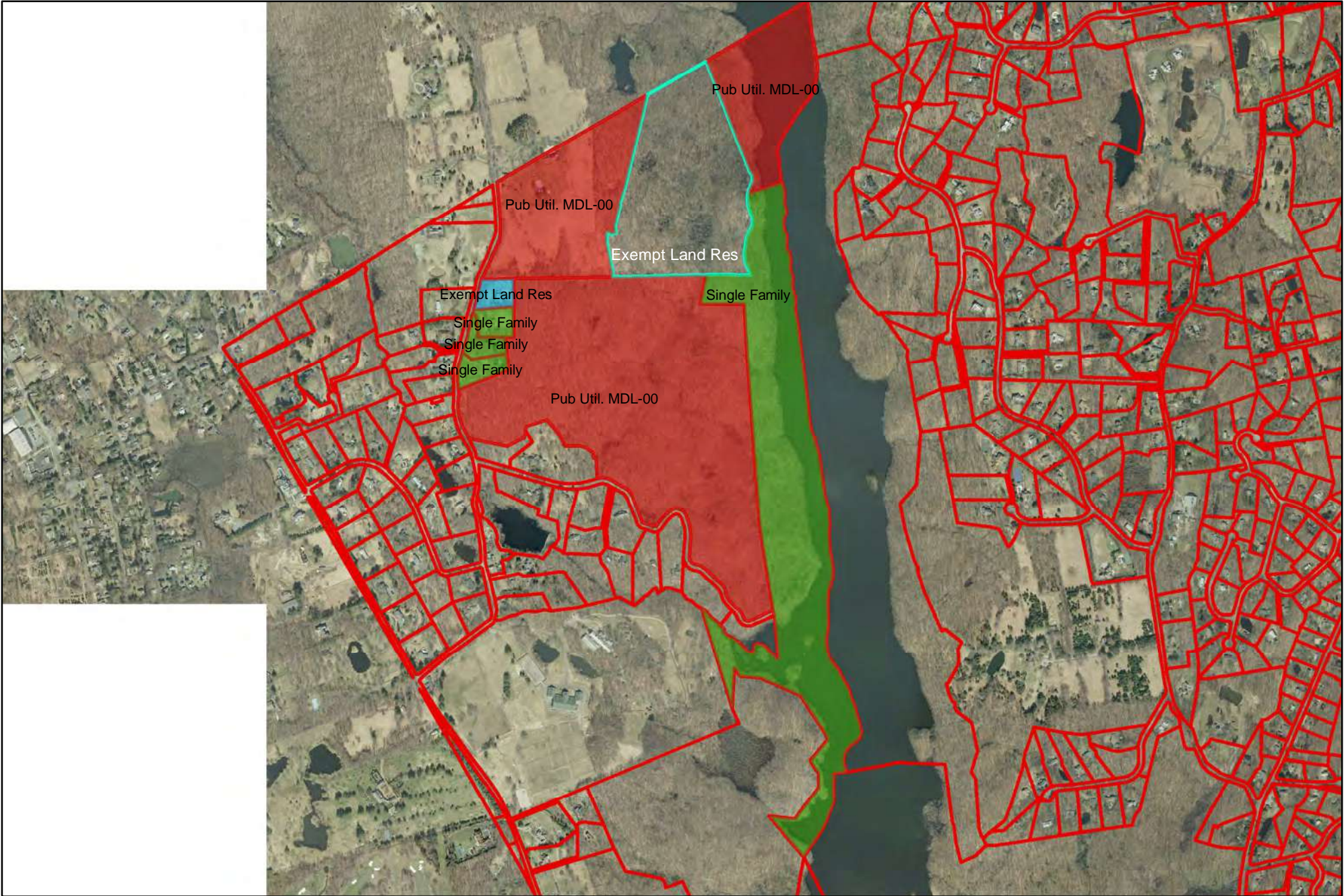
## Topography





# 375 East Middle Patent Road 004-2226

## Surrounding Uses



**Subject Property:** 0 Erskine Road  
**Parcel ID:** 003-7740

**Area:** 15.428 Acres  
**Use:** Exmpt Res MDL-00  
**Zone:** RA-2

## **1. Overview**

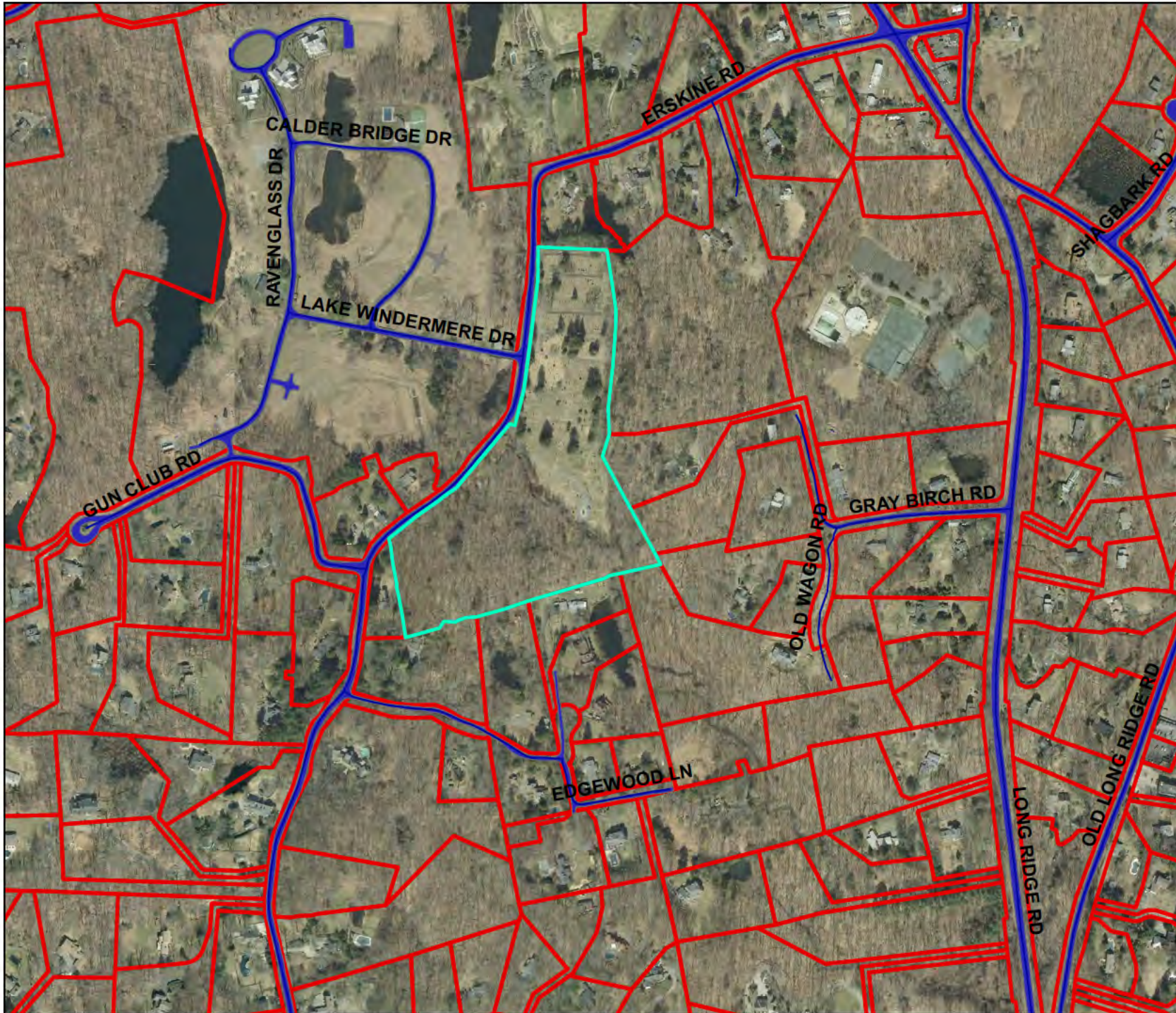
- a. Subject property appears to be used as a cemetery.
- b. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access and frontage from Erskine Road.
- c. Subject property has no apparent waterbodies/watercourses located on the site.
- d. Subject property features moderate contouring throughout the site.
- e. Subject property is surrounded by properties with one different use:
  - i. Single Family
- f. Significant portion of property deed restricted with conservation easement.

## **2. Conclusion**

- a. Subject property does not appear eligible for Soccer Club Uses:
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property holds practical development concerns.
    1. Subject property's current use precludes change to Soccer Club.
  - iii. Deed restriction precludes use as Soccer Club.



# 0 Erskine Road 003-7740



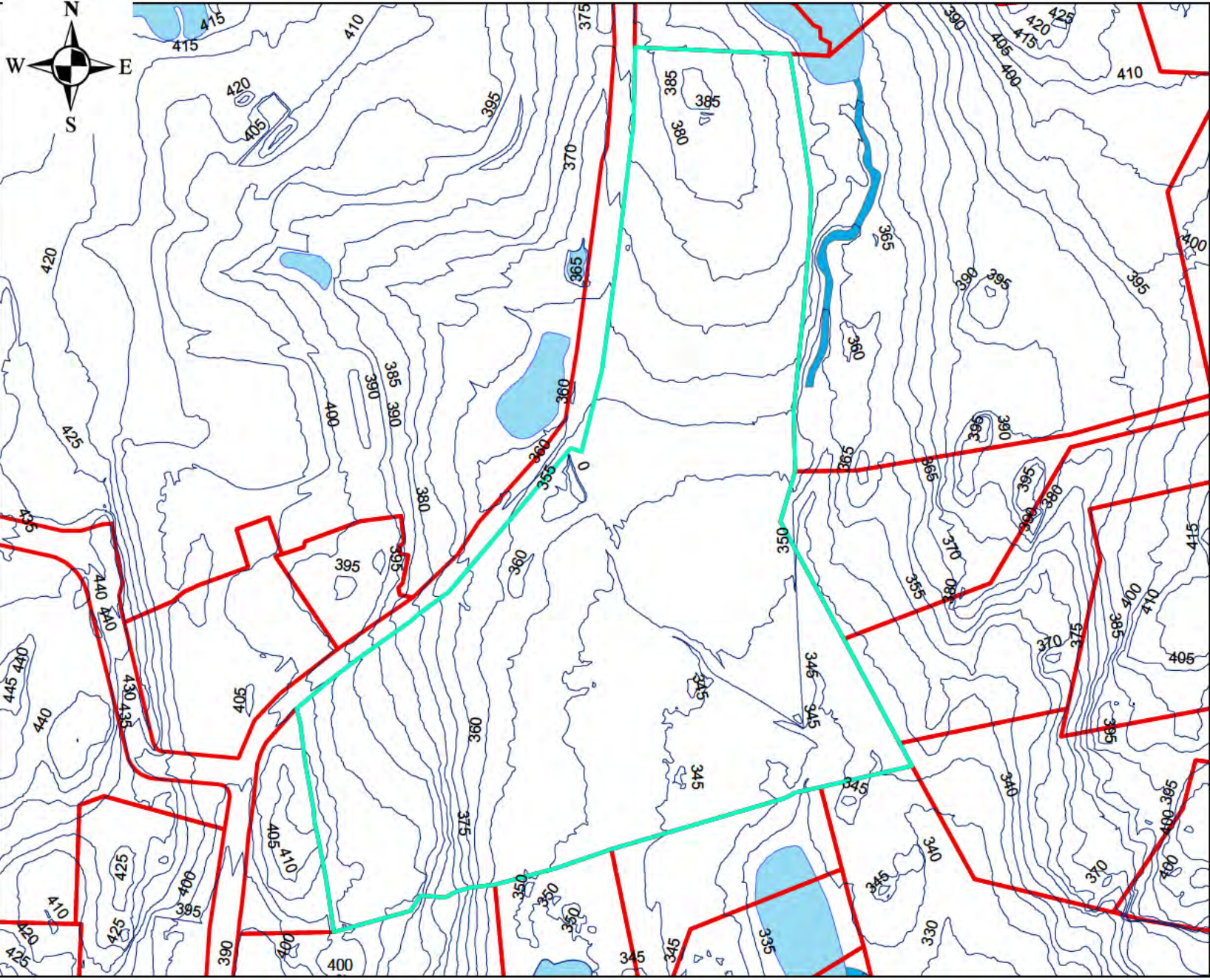
## Notes

-15.428 Acres  
-RA-2



# 0 Erskine Road 003-7740

## Topography



- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

450 225 0 450 Feet





# 0 Erskine Road 003-7740

## Surrounding Uses





**Subject Property:** 579 Erskine Road  
**Parcel ID:** 002-3572

**Area:** 100.977 Acres  
**Use:** Single Family  
**Zone:** RA-3

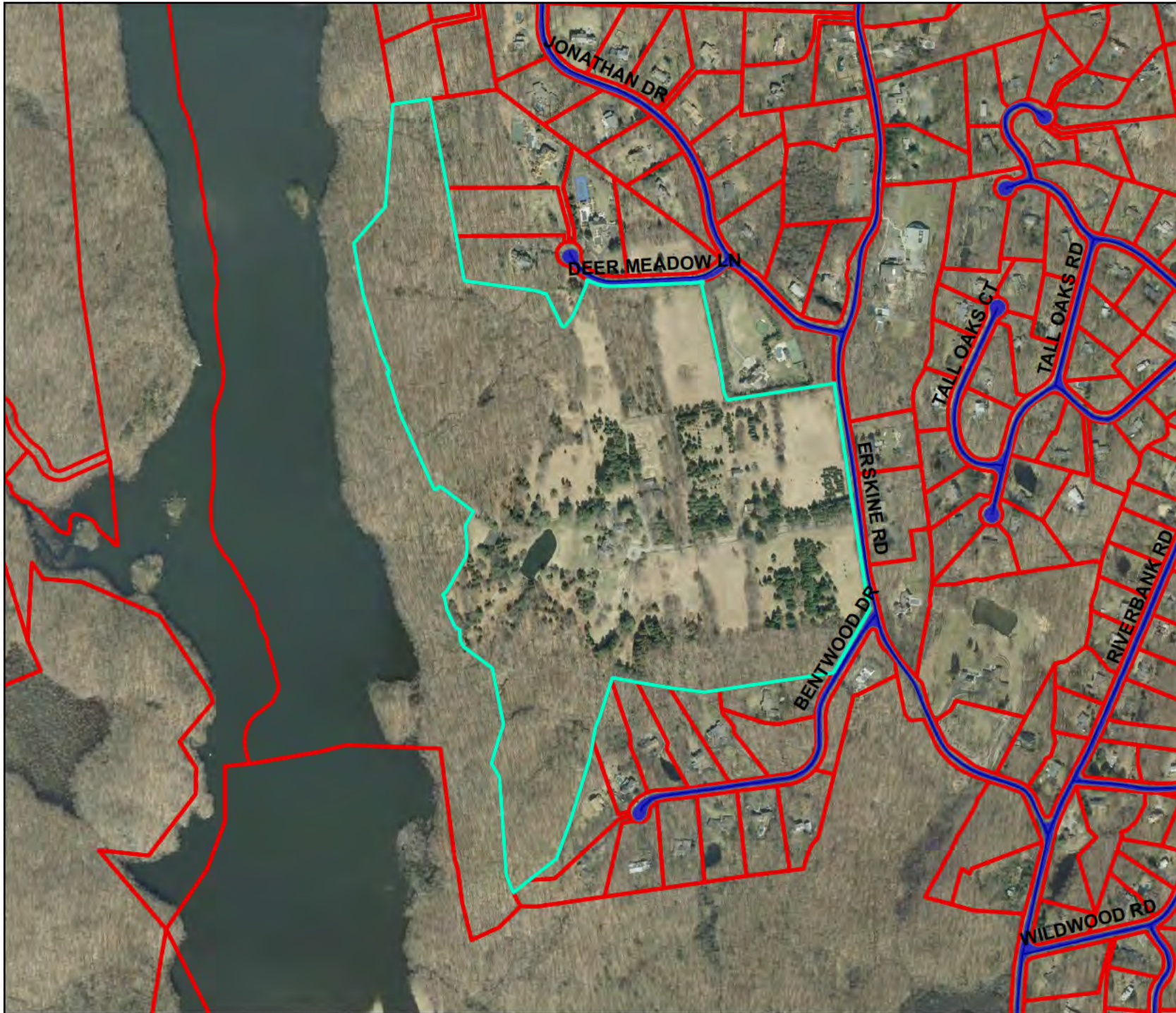
## **1. Overview**

- a. Subject property appears to have adequate frontage and accessibility from roads.
  - i. Access from Bentwood Drive.
  - ii. Access and frontage from Erskine Road.
  - iii. Access and frontage from Deer Meadow Lane.
- b. Subject property appears to have waterbodies/watercourses located on the site.
  - i. A reservoir appears in the western area of the site.
- c. Subject property features significant contouring running north to south in the western area of the site.
- d. Subject property is adjacent to a reservoir.
- e. Subject property is surrounded by properties with four different uses:
  - i. Single Family
  - ii. Exmpt Comm MDL
  - iii. Res Vac Land
  - iv. Pub Util. MDL-00

## **2. Conclusion**

- a. Subject property appears to be eligible for Soccer Club use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property does not appear to hold practical development concerns.
  - iii. No deed restriction preventing use as Soccer Club identified.

# 579 Erskine Road 002-3572



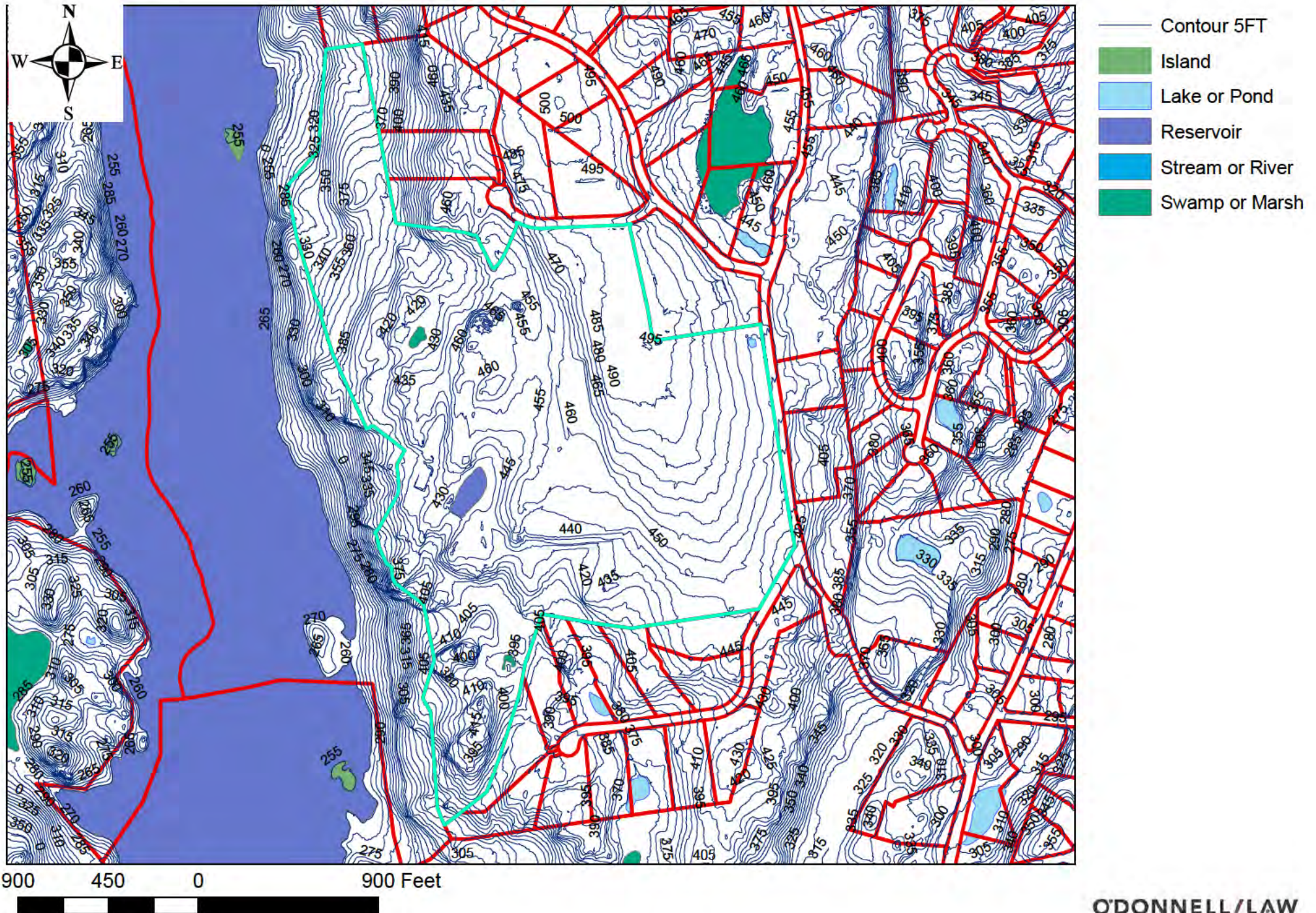
## Notes

- 100.97 Acres
- RA-3



# 579 Erskine Road 002-3572

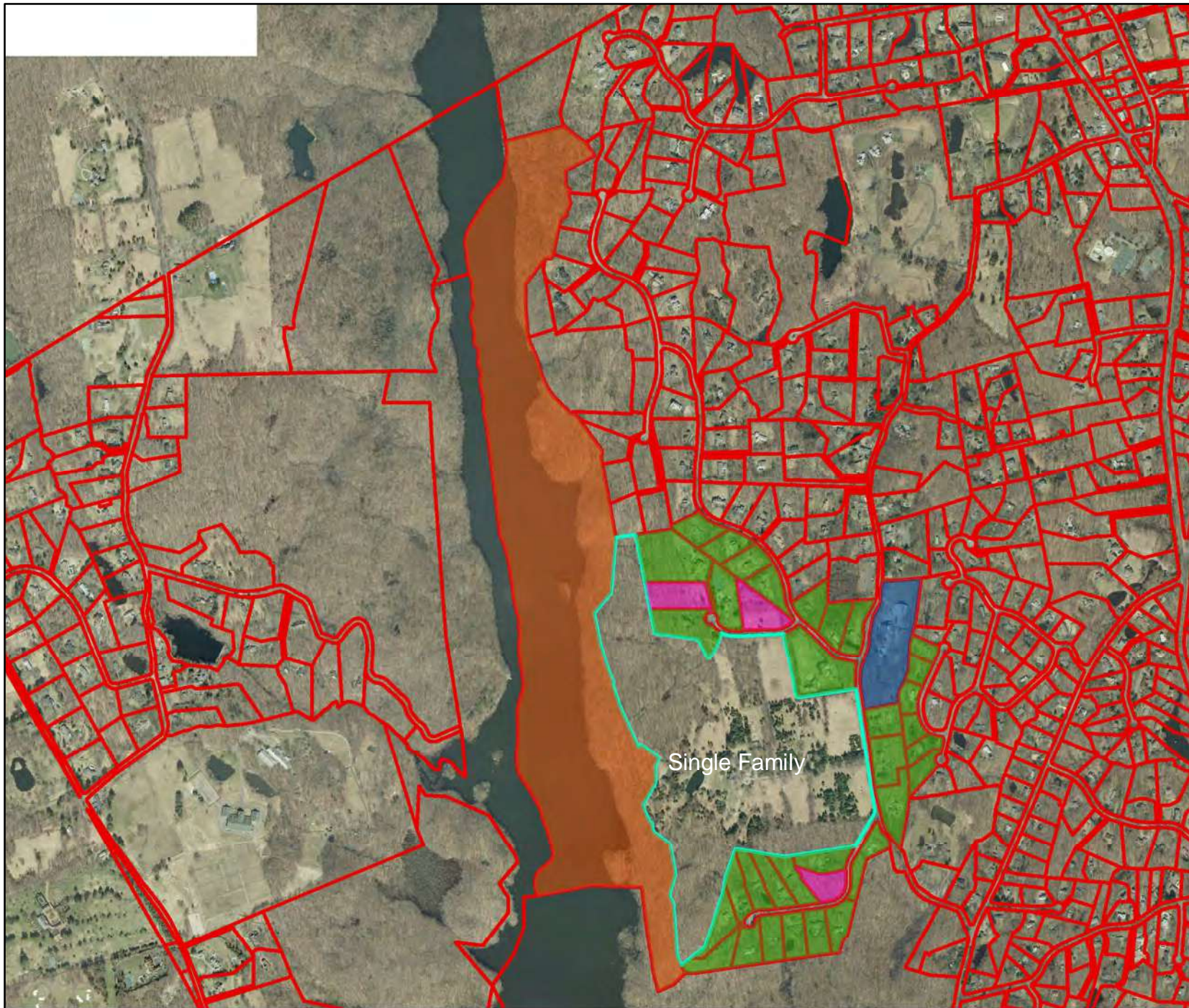
## Topography





# 579 Erskine Road 002-3572

## Surrounding Uses



- Use**
- Exmpt Comm MDL-94
  - Pub Uti. MDL-00
  - Res Vac Land
  - Single Family

Single Family

**Subject Property:** 340 Farms Road  
**Parcel ID:** 002-4678

**Area:** 14.448 Acres  
**Use:** Single Family  
**Zone:** RA-3

## **1. Overview**

- a. Subject property appears to have adequate frontage and accessibility from roads.
  - i. Access and frontage from Farms Road.
- b. Subject property appears to have waterbodies/watercourses located on the site.
  - i. A stream and pond appear in the southeastern area of the site.
- c. Subject property features significant contouring in the western area of the site.
- d. Subject property is surrounded by properties with four different uses:
  - i. Single Family
  - ii. Exempt Land Res
  - iii. Res Vac Land
  - iv. Pub Util. MDL-00

## **2. Conclusion**

- a. Subject property does not appear to be eligible for Soccer Club use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property holds practical development concerns.
    1. Significant portions of the site are consumed by a watercourse and contouring.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 340 Farms Road 002-4678



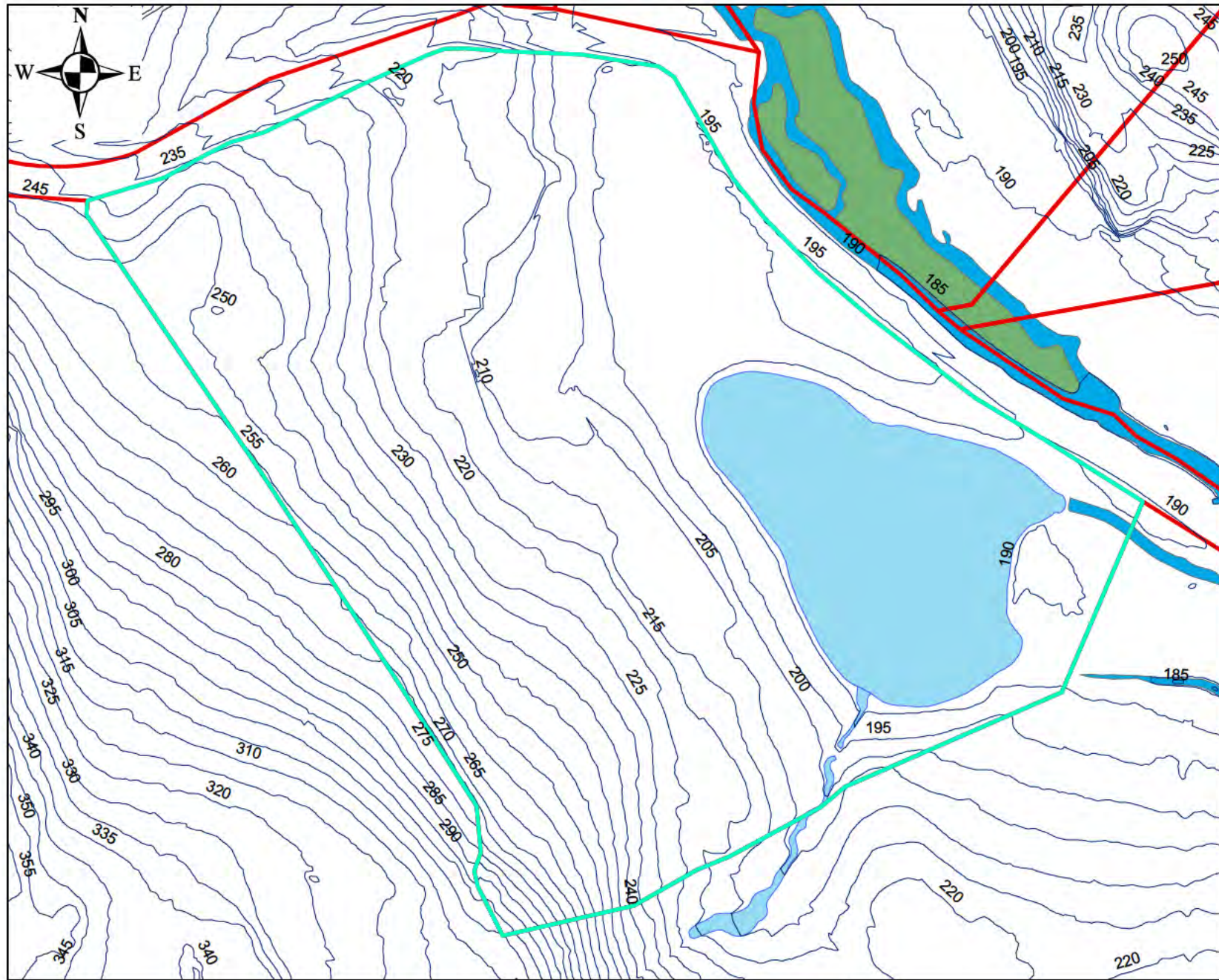
## Notes

- 14.448 Acres
- RA-2



# 340 Farms Road 002-4678

## Topography



- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

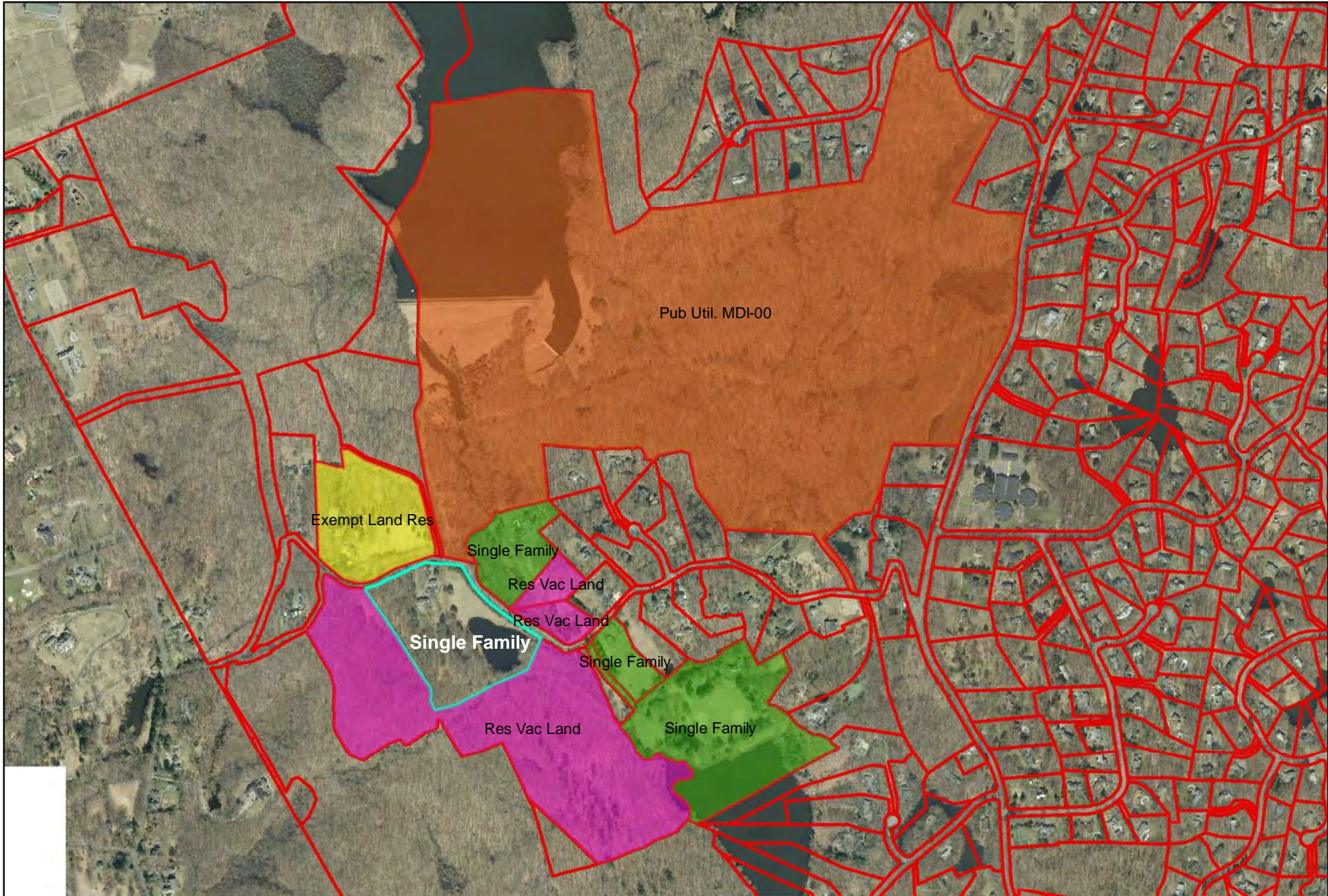
450 225 0 450 Feet





# 340 Farms Road 002-4678

## Surrounding Uses





**Subject Property:** 228 Farms Road  
**Parcel ID:** 002-2396

**Area:** 20.9388 Acres  
**Use:** Single Family  
**Zone:** RA-3

## **1. Overview**

- a. Subject property appears to lack frontage but has accessibility from road.
  - i. Access from Farms Road.
- b. Subject property appears to have waterbodies/watercourses located on the site.
  - i. Two ponds appear in the southern area of the site.
  - ii. A stream appears in the western area of the site.
- c. Subject property features moderate contouring throughout the site.
- d. Subject property is surrounded by properties with four different uses:
  - i. Single Family
  - ii. Exempt Land Res
  - iii. Res Vac Land
  - iv. Exmpt 490 MDL-00

## **2. Conclusion**

- a. Subject property does not appear to be eligible for Soccer Club use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property holds practical development concerns.
    1. Significant portions of the site are consumed by watercourses.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 228 Farms Road 002-2396



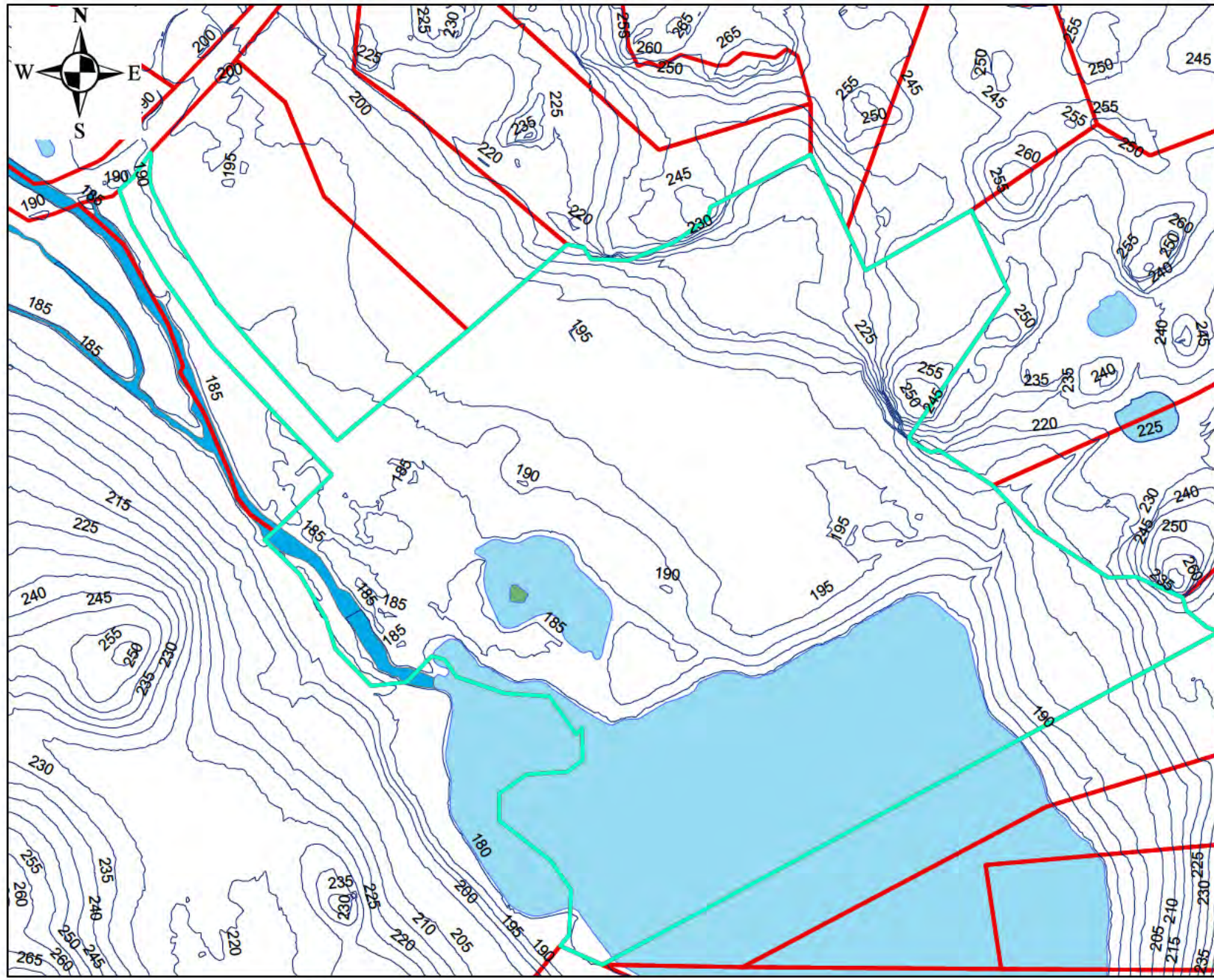
## Notes

-20.9388 Acres  
-RA-3



# 228 Farms Road 002-2396

## Topography



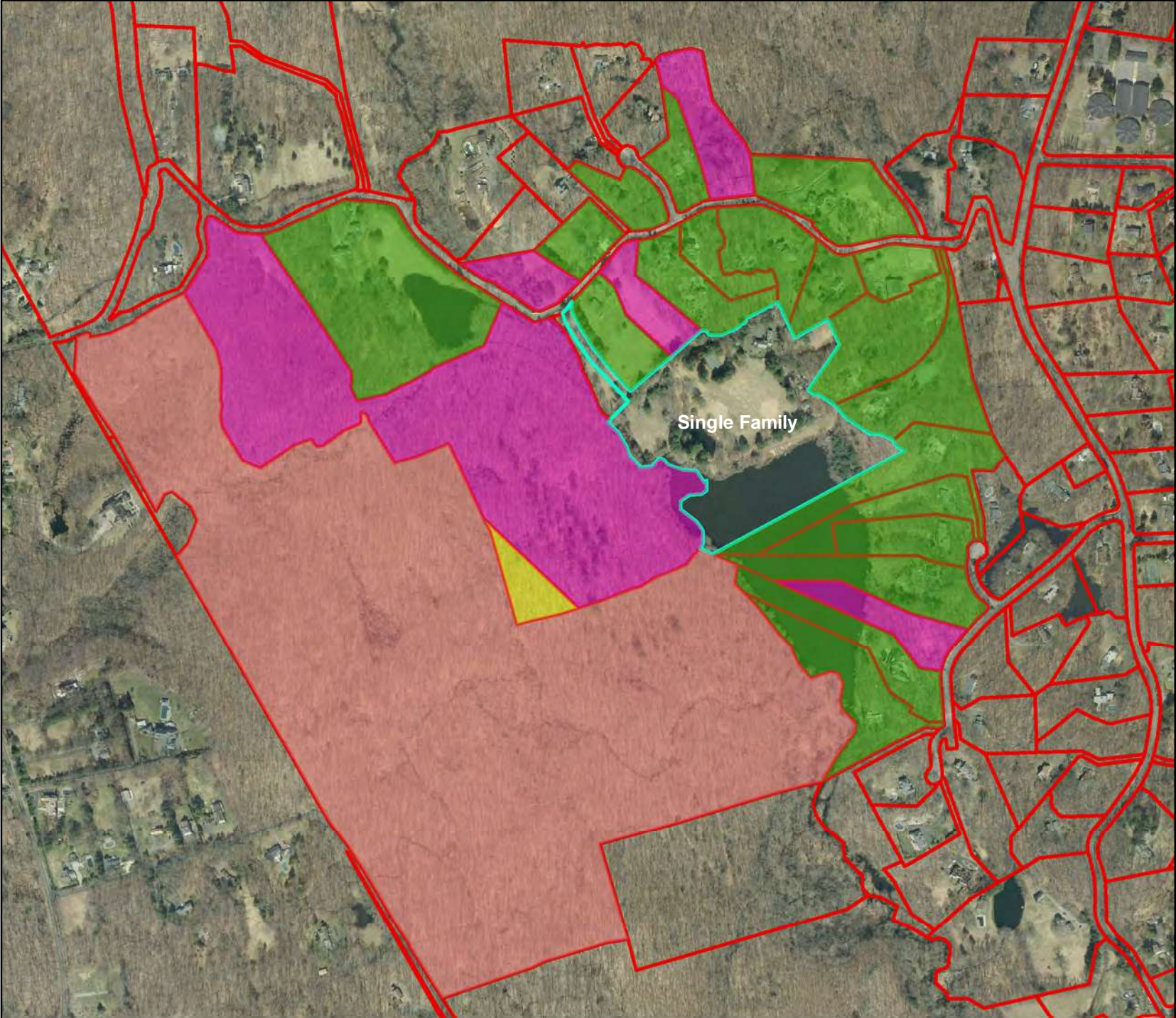
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

450 225 0 450 Feet



# 228 Farms Road 002-2396

## Surrounding Uses



- Use**
- Exempt Land Res
  - Exmpt 490 MDL-00
  - Res Vac Land
  - Single Family



**Subject Property:** 0 Farms Road  
**Parcel ID:** 000-5270

**Area:** 33.05 Acres  
**Use:** Single Family  
**Zone:** RA-3

## **1. Overview**

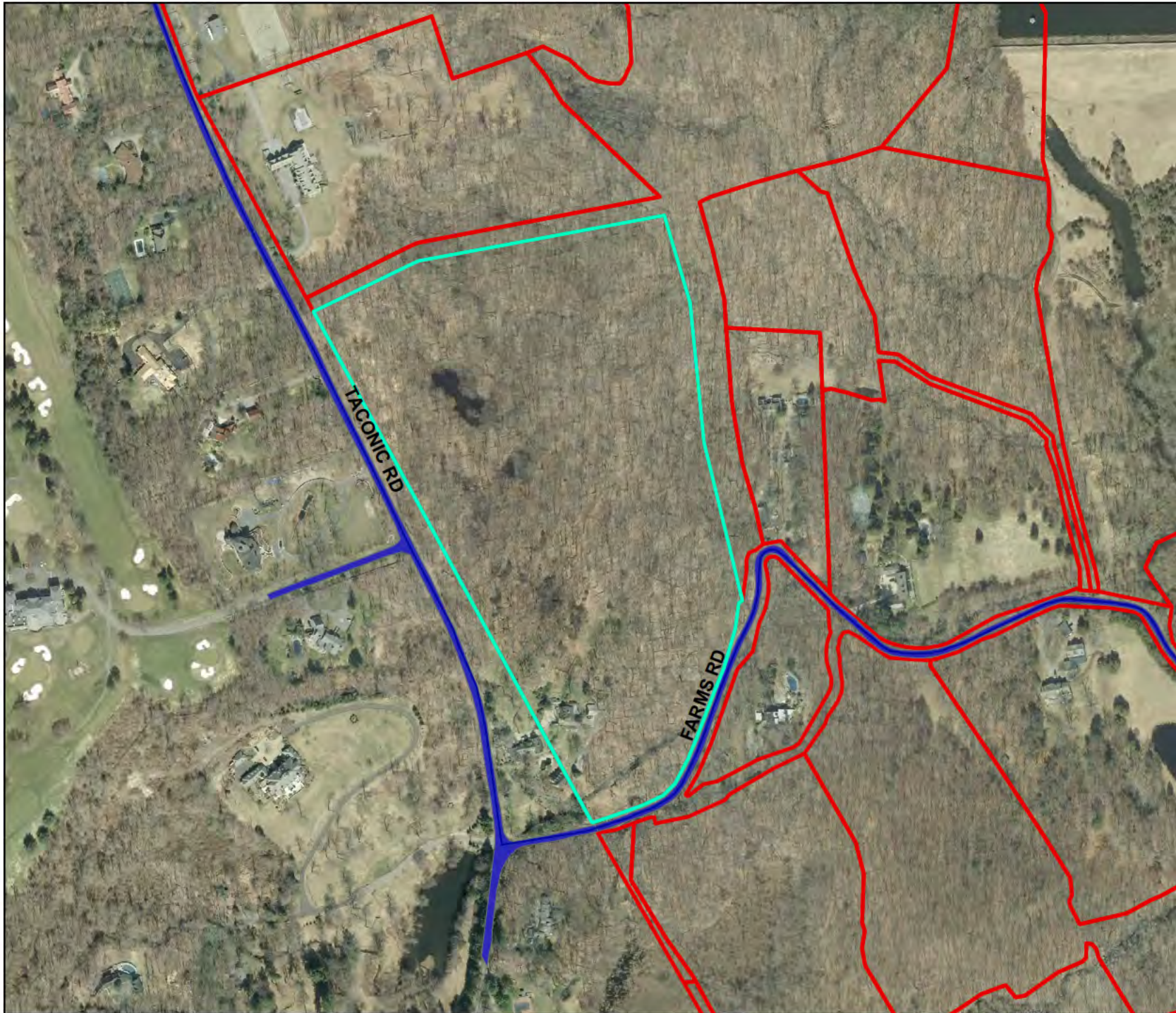
- a. Subject property borders New York State Line.
- b. Subject property appears to have adequate frontage and accessibility from roads.
  - i. Access and frontage from Taconic Road.
  - ii. Access and frontage from Farms Road.
- c. Subject property appears to have waterbodies/watercourses located on the site.
  - i. A pond and swamp appear in the western area of the site.
- d. Subject property features significant contouring in the eastern area of the site.
- e. Subject property is surrounded by properties with five different uses:
  - i. Single Family
  - ii. Exmpt 490 MDL-00 – Mianus State Forest
  - iii. Res Vac Land
  - iv. Pub Util. MDL-00
  - v. Farm

## **2. Conclusion**

- a. Subject property does not appear eligible for Soccer Club Use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property holds practical development concerns.
    1. Significant portions of the site are consumed by watercourses.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 0 Farms Road 000-5270



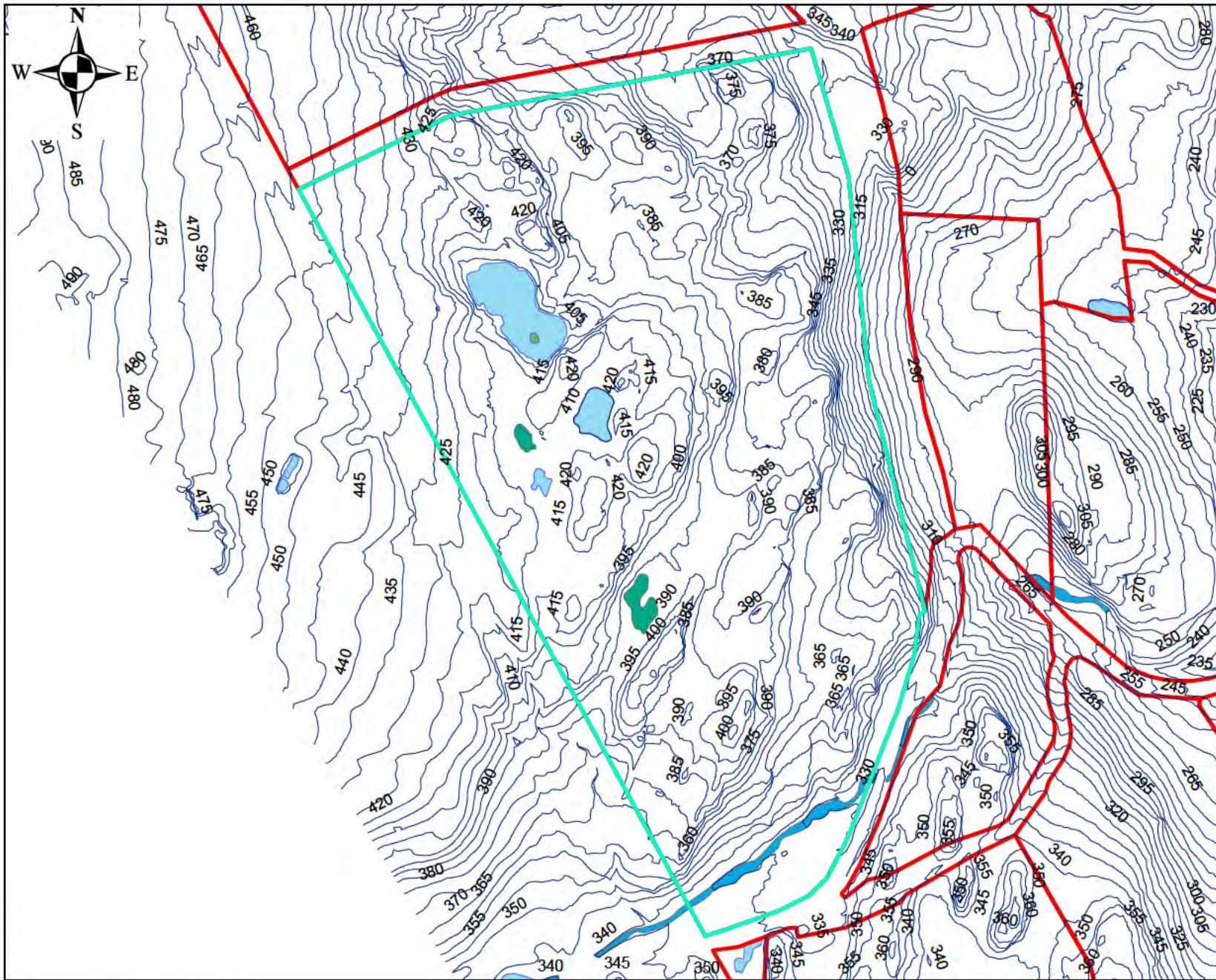
## Notes

- 33.05 Acres
- RA-3

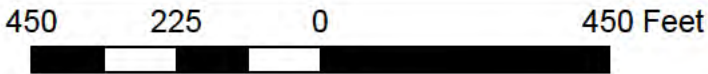


# 0 Farms Road 000-5270

## Topography



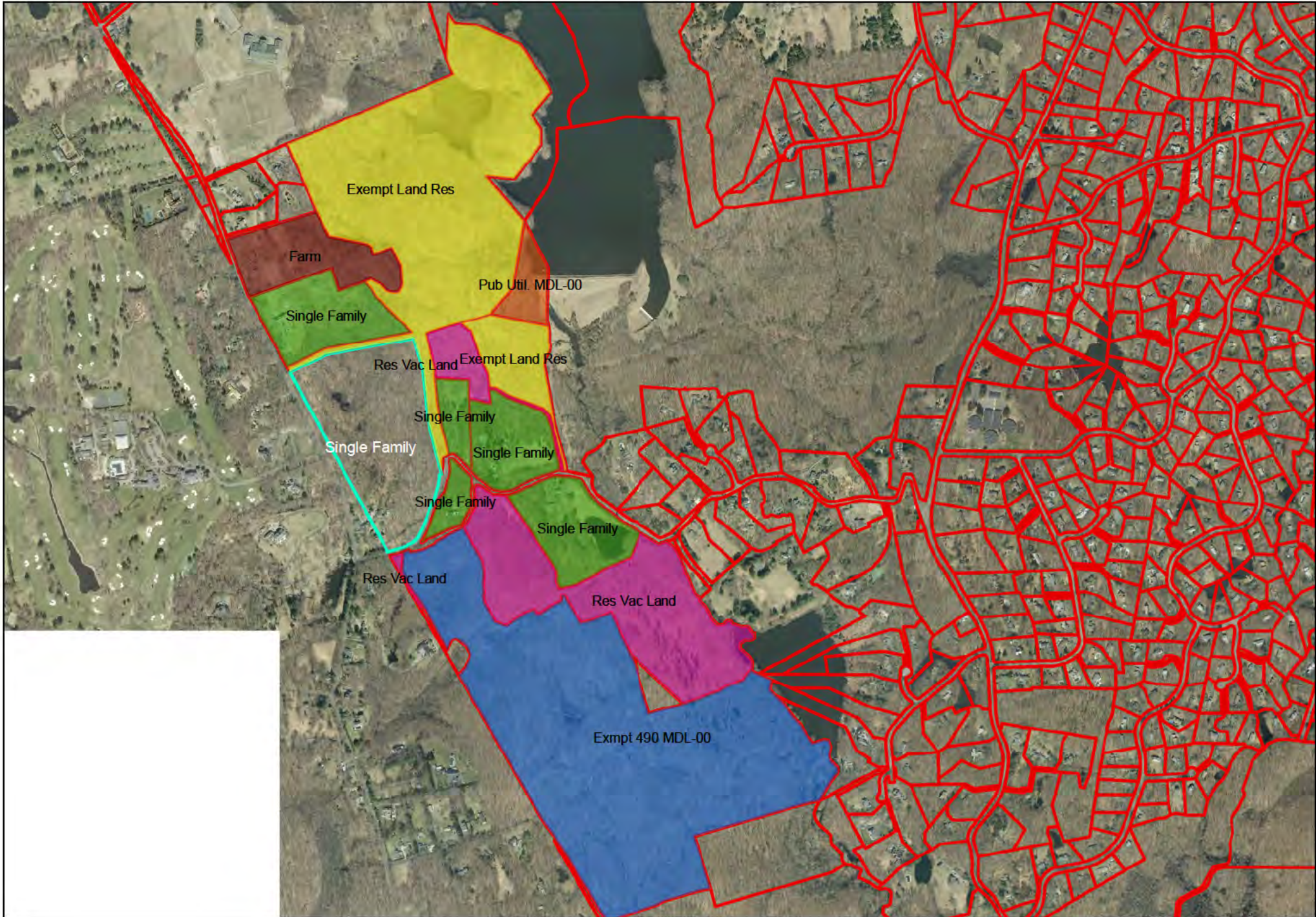
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh





# 0 Farms Road 000-5270

## Surrounding Uses





**Subject Property:** 0 Farms Road  
**Parcel ID:** 002-4679

**Area:** 40.9206 Acres  
**Use:** Res Vac Land  
**Zone:** RA-3

## **1. Overview**

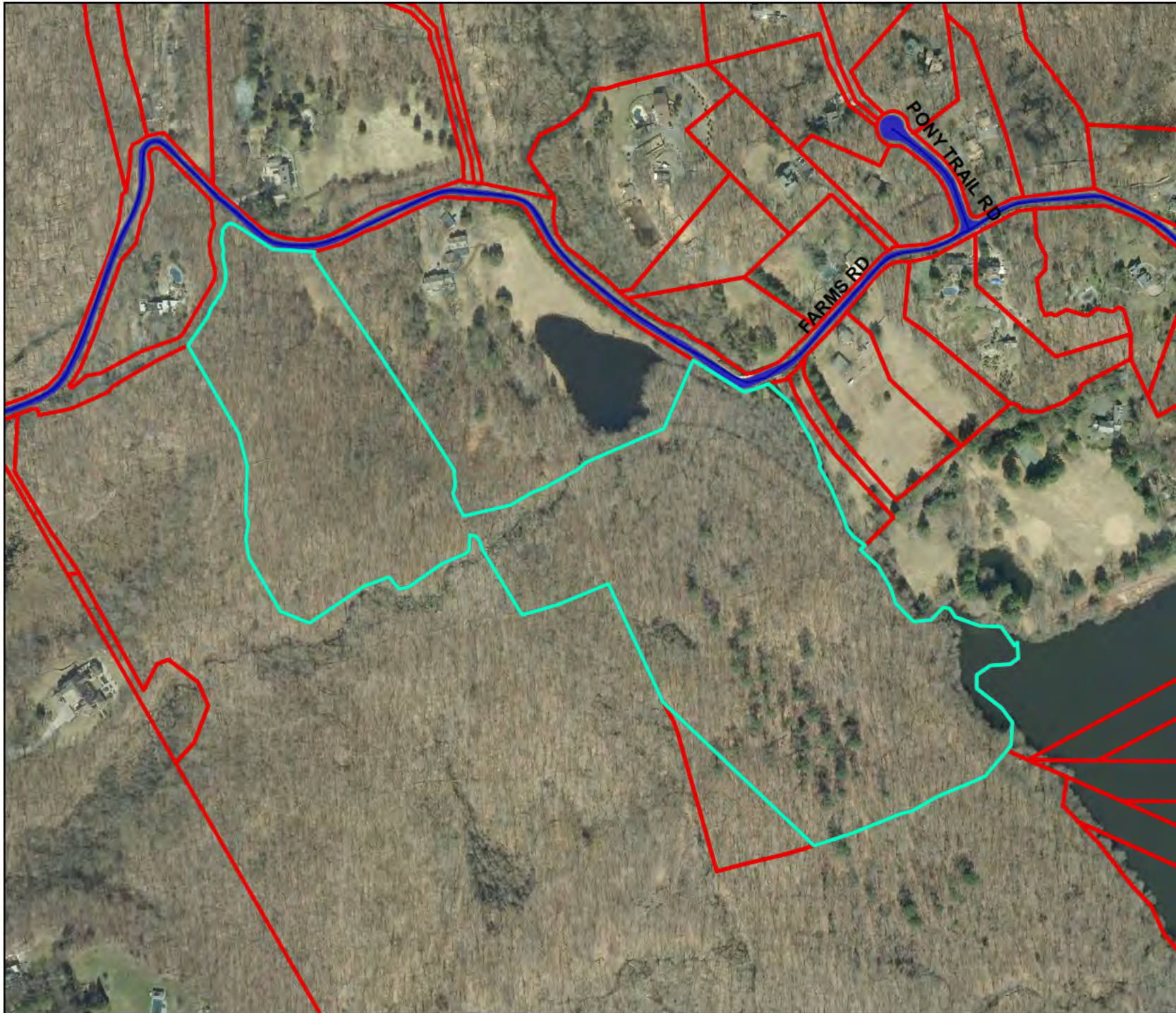
- a. Subject property appears to have adequate frontage and accessibility from road
  - i. Access and frontage from Farms Road at two different locations.
- b. Subject property appears to have waterbodies/watercourses located on the site.
  - i. A pond and stream appear in the eastern area of the site.
- c. Subject property features significant contouring of the narrowed middle portion of the site.
- d. Subject property is surrounded by properties with four different uses:
  - i. Single Family
  - ii. Exmpt 490 MDL-00
  - iii. Res Vac Land
  - iv. Exempt Land Res

## **2. Conclusion**

- a. Subject property does not appear eligible for Soccer Club Use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property holds practical development concerns.
    1. Portions of the site are consumed by a watercourses and contouring.
    2. The shape of the lot in combination with the watercourses and contouring reduce the development area significantly.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 0 Farms Road 002-4679



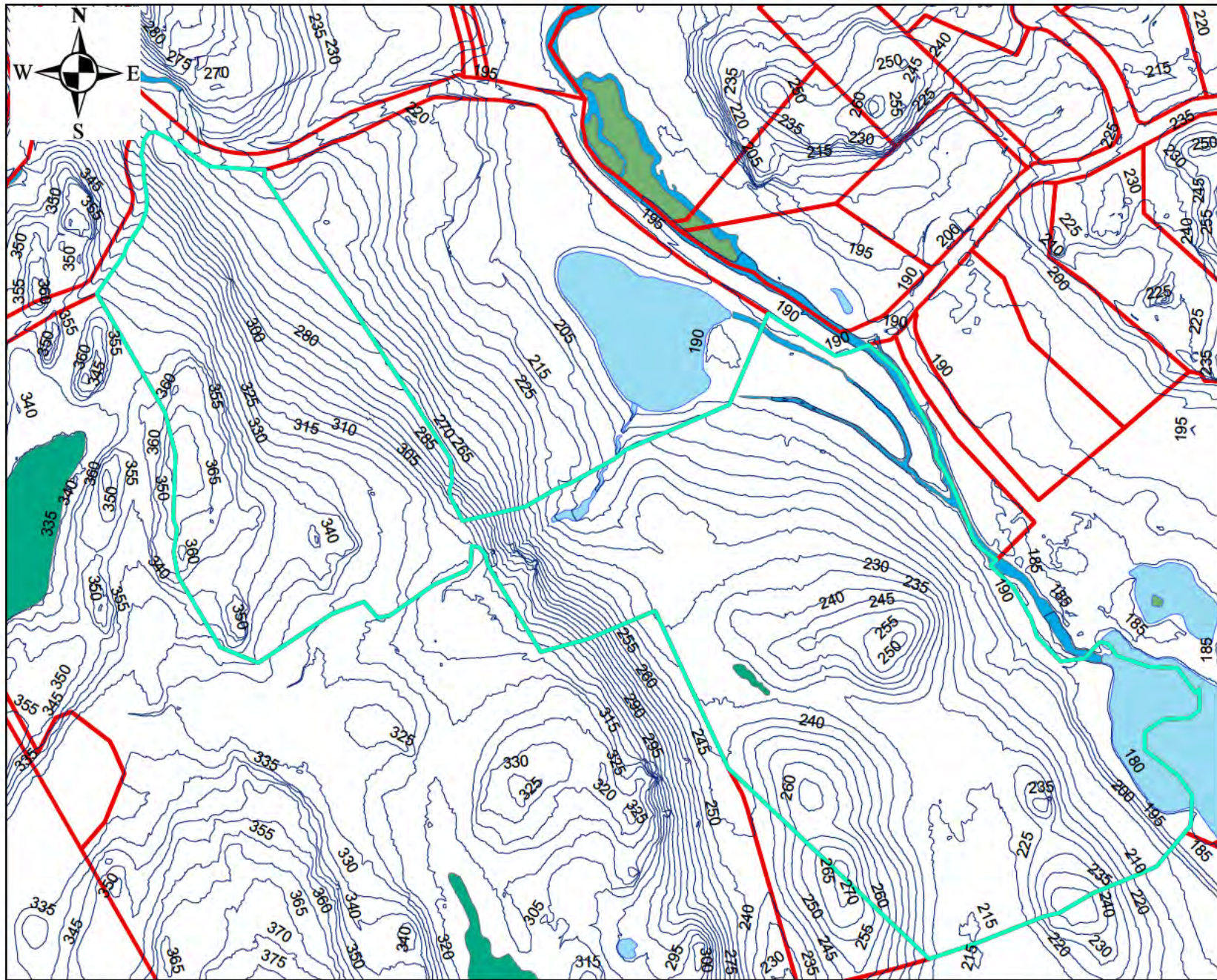
## Notes

-40.9206 Acres  
-RA-3

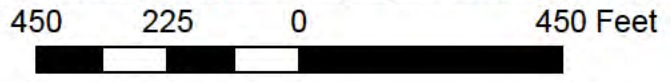


# 0 Farms Road 002-4679

## Topography



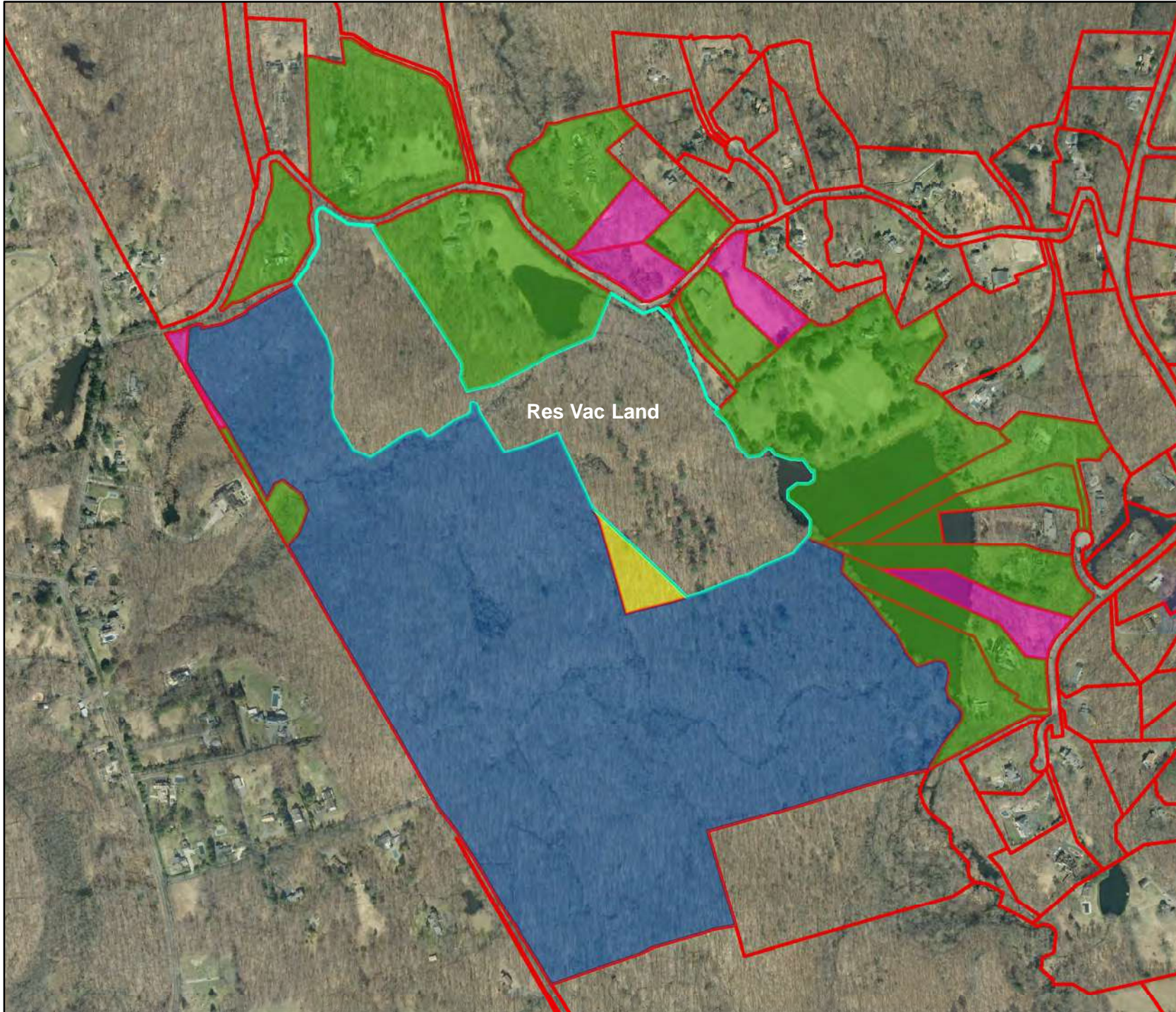
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh









# 0 Farms Road 002-4679

## Surrounding Uses



### Use

-  Exempt Land Res
-  Exmpt 490 MDL-00
-  Res Vac Land
-  Single Family



**Subject Property:** 69 Guinea Road  
**Parcel ID:** 002-6848

**Area:** 27.884 Acres  
**Use:** Exmpt Res MDL-01  
**Zone:** RA-3

## **1. Overview**

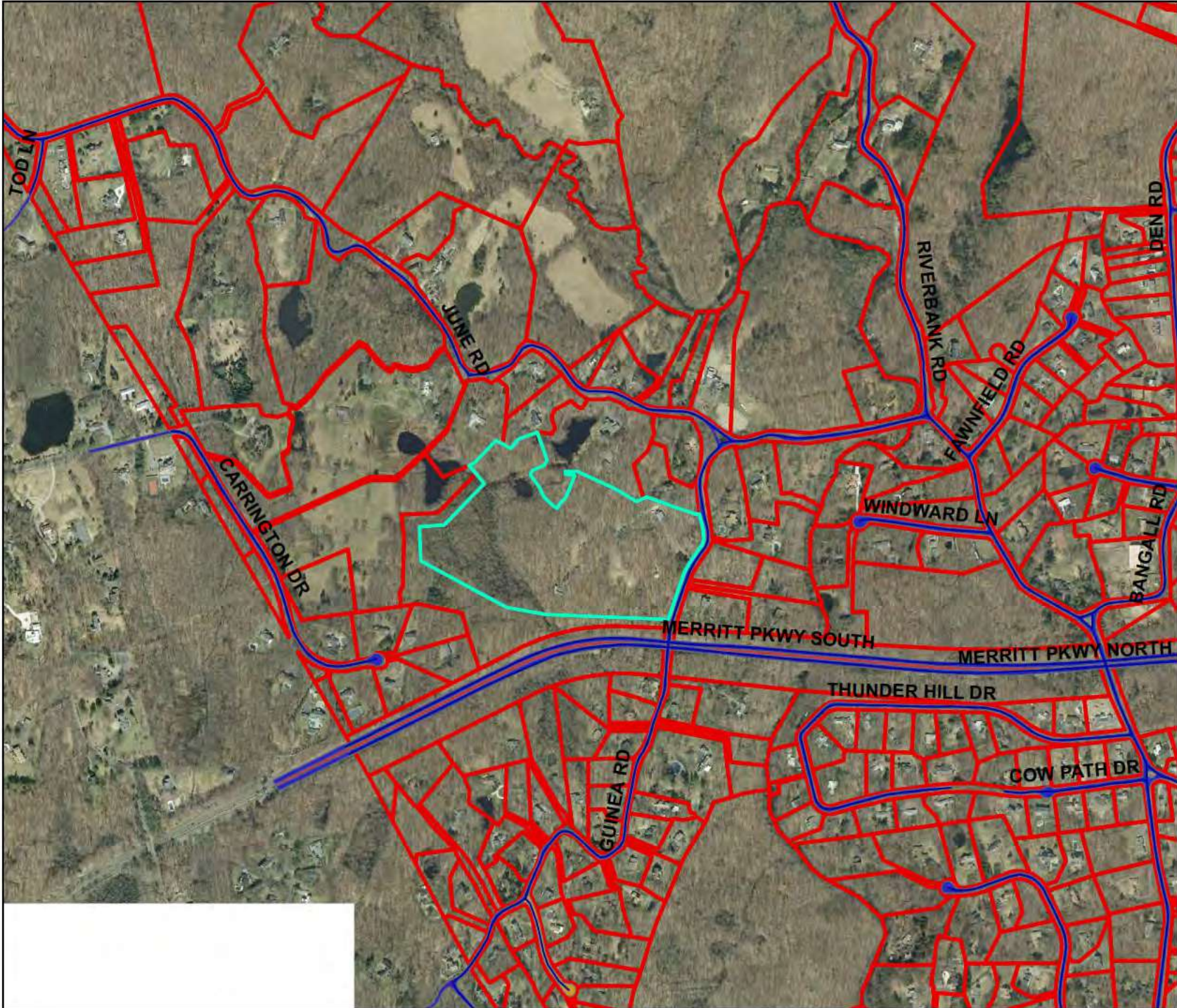
- a. Subject property appears to have adequate frontage and accessibility from a road.
  - i. Access and frontage from road Guinea Road.
- b. Subject property appears to have waterbodies/watercourses located on the site.
  - i. A pond and swamp appear in the western area of the site.
- c. Subject property features moderate to significant contouring throughout the site.
- d. Subject property is surrounded by properties with four different uses:
  - i. Single Family
  - ii. Exempt Land Res
  - iii. Res Vac Land
  - iv. Farm
- e. Deed restrictions requiring screening and third-party approval.

## **2. Conclusion**

- a. Subject property appears eligible for Soccer Club Use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property does not appear to hold practical development concerns.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 69 Guinea Road 002-6848



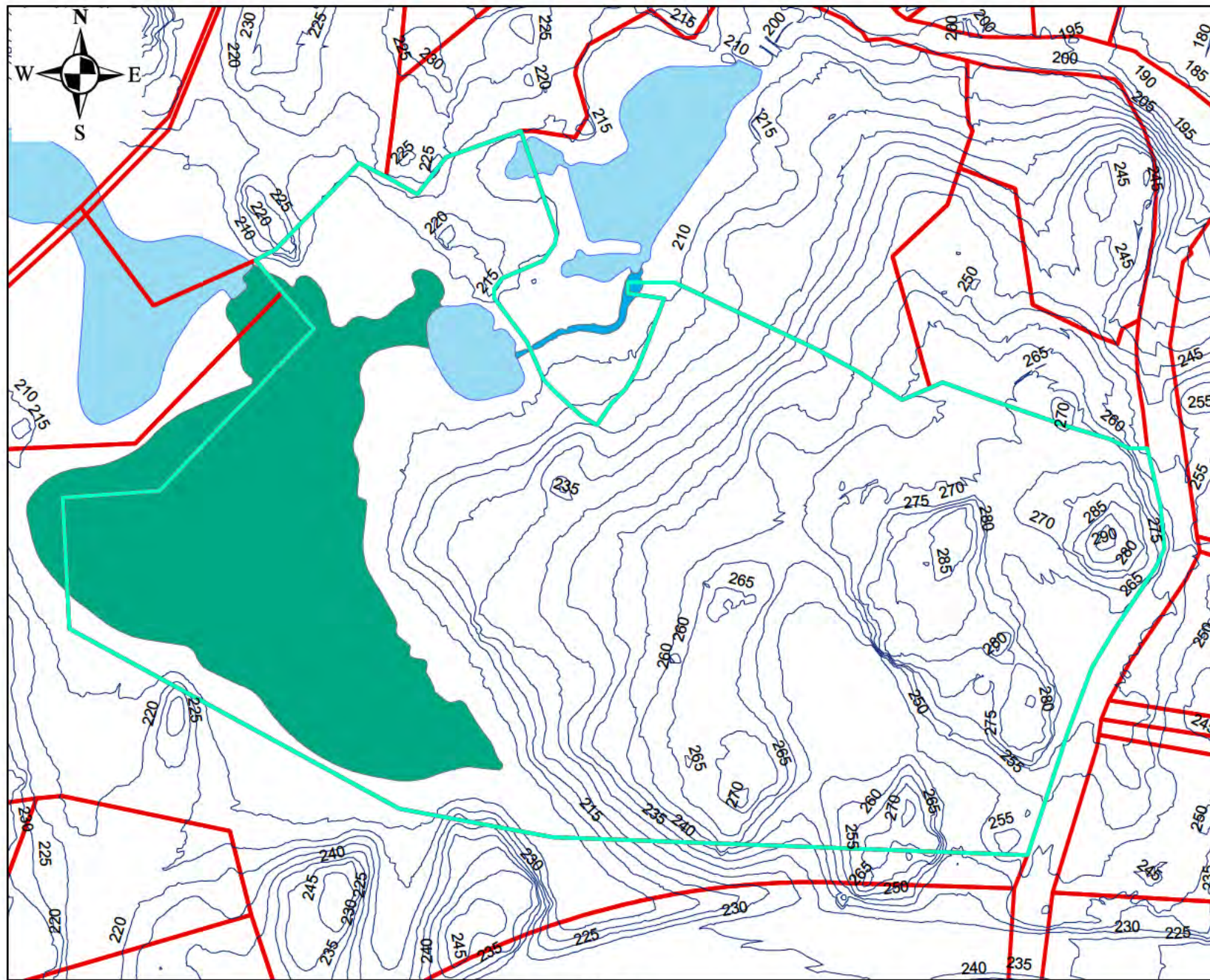
## Notes

-27.8884 Acres  
-RA-3

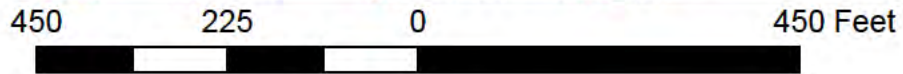


# 69 Guinea Road 002-6848

## Topography



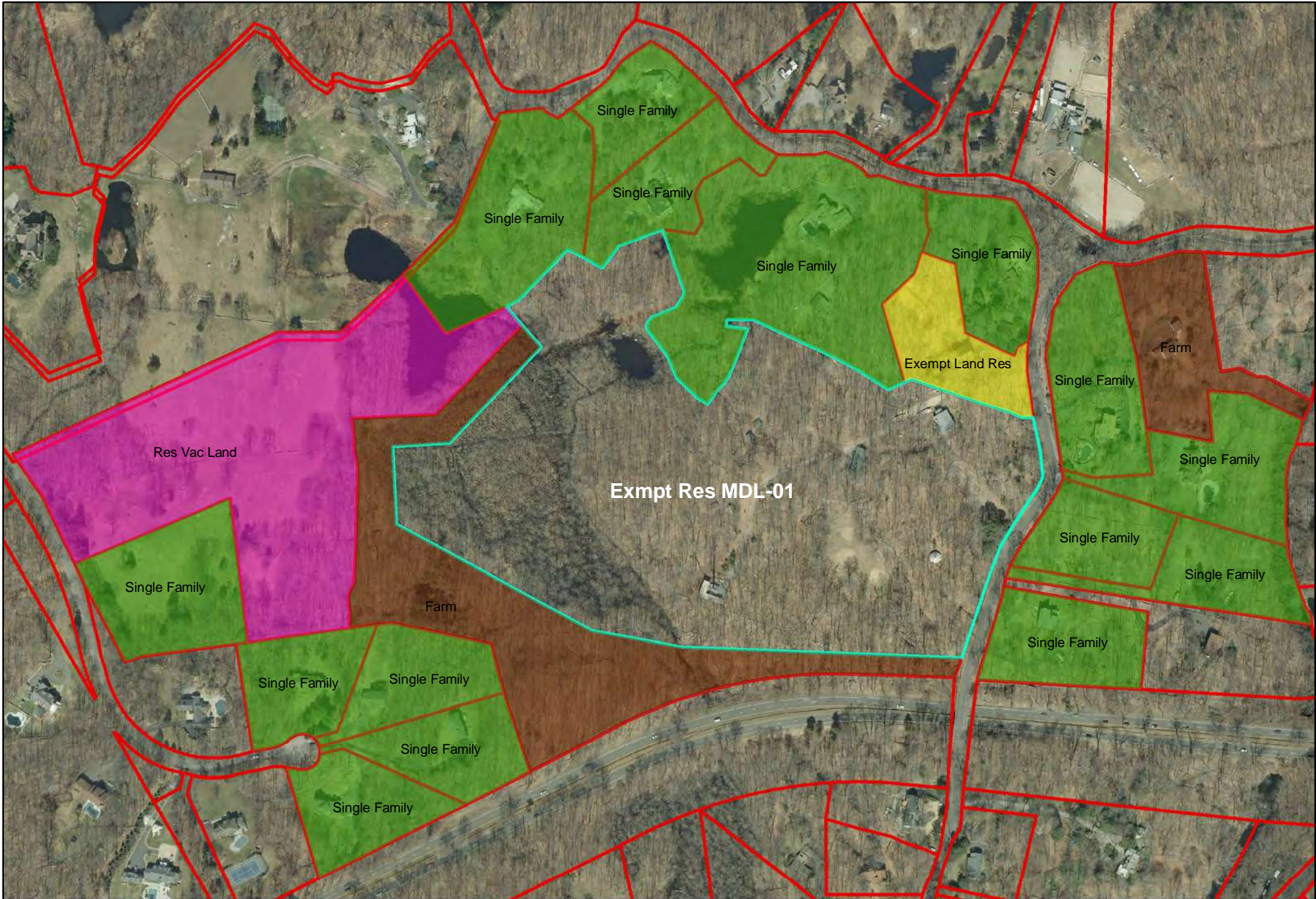
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh





# 69 Guinea Road 002-6848

## Surrounding Uses





**Subject Property:** 0 High Ridge Road  
**Parcel ID:** 004-0537

**Area:** 15.5591Acres  
**Use:** Res Vac Land  
**Zone:** RA-2

## **1. Overview**

- a. Subject property appears to have adequate frontage and accessibility from roads.
  - i. Access and frontage from High Ridge Road.
  - ii. Access and frontage from Laurel Road.
- b. Subject property appears to have waterbodies located on the site.
  - i. A pond appears in the western area of the site.
- c. Subject property features significant contouring in the eastern area of the site.
- d. Subject property is surrounded by properties with three different uses:
  - i. Single Family
  - ii. Exmpt Comm MDL-00
  - iii. Exempt Land Res

## **2. Conclusion**

- a. Subject property appears eligible for Soccer Club Use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property does not appear to hold practical development concerns.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 0 High Ridge Road 004-0537



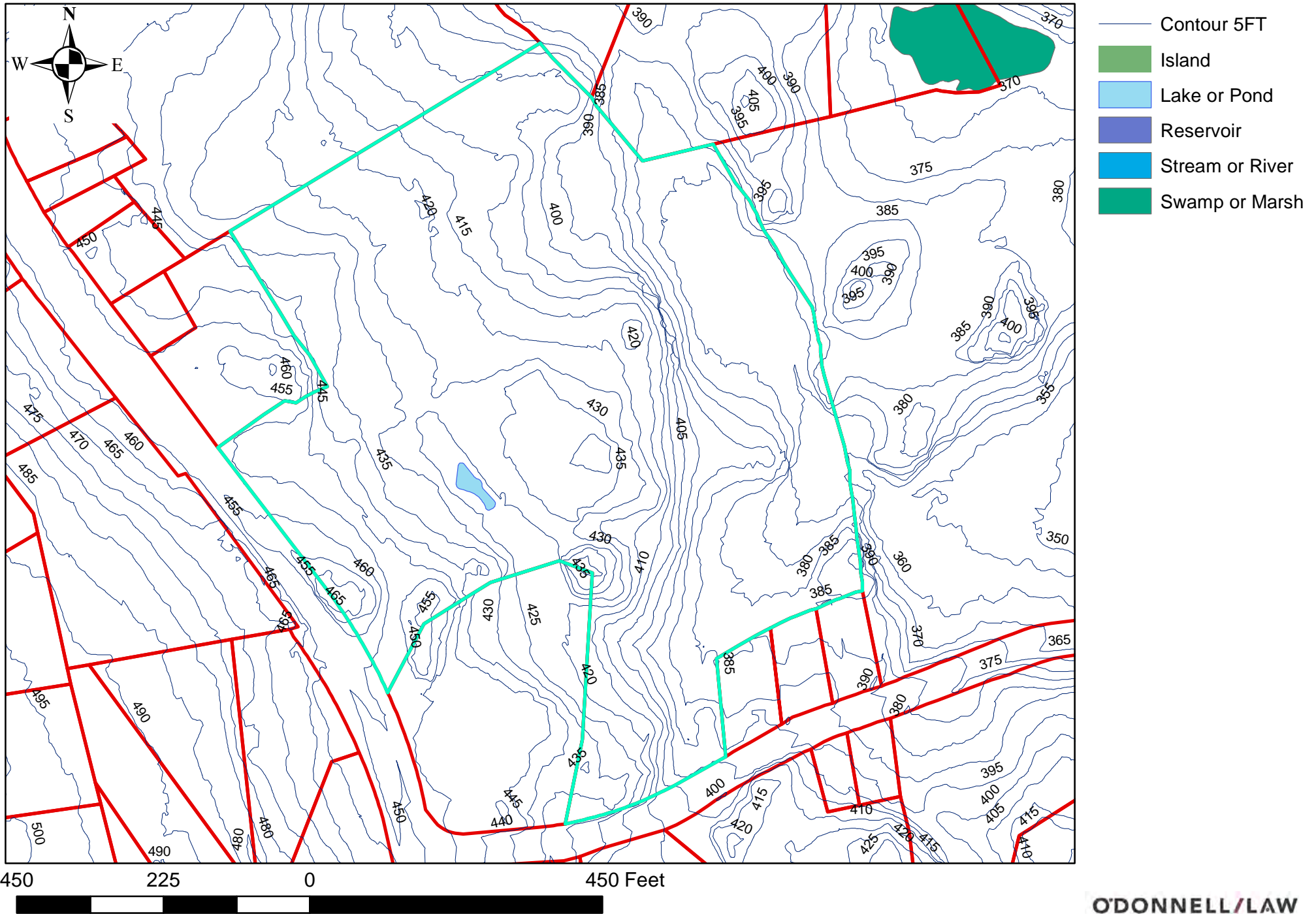
## Notes

-15.5591 Acres  
-RA-2



# 0 High Ridge Road 004-0537

## Topography





# 0 High Ridge Road 004-0537

## Surrounding Uses





**Subject Property:** 0 High Ridge Road  
**Parcel ID:** 004-3503

**Area:** 53.1327 Acres  
**Use:** Res Vac Land  
**Zone:** RA-2

## **1. Overview**

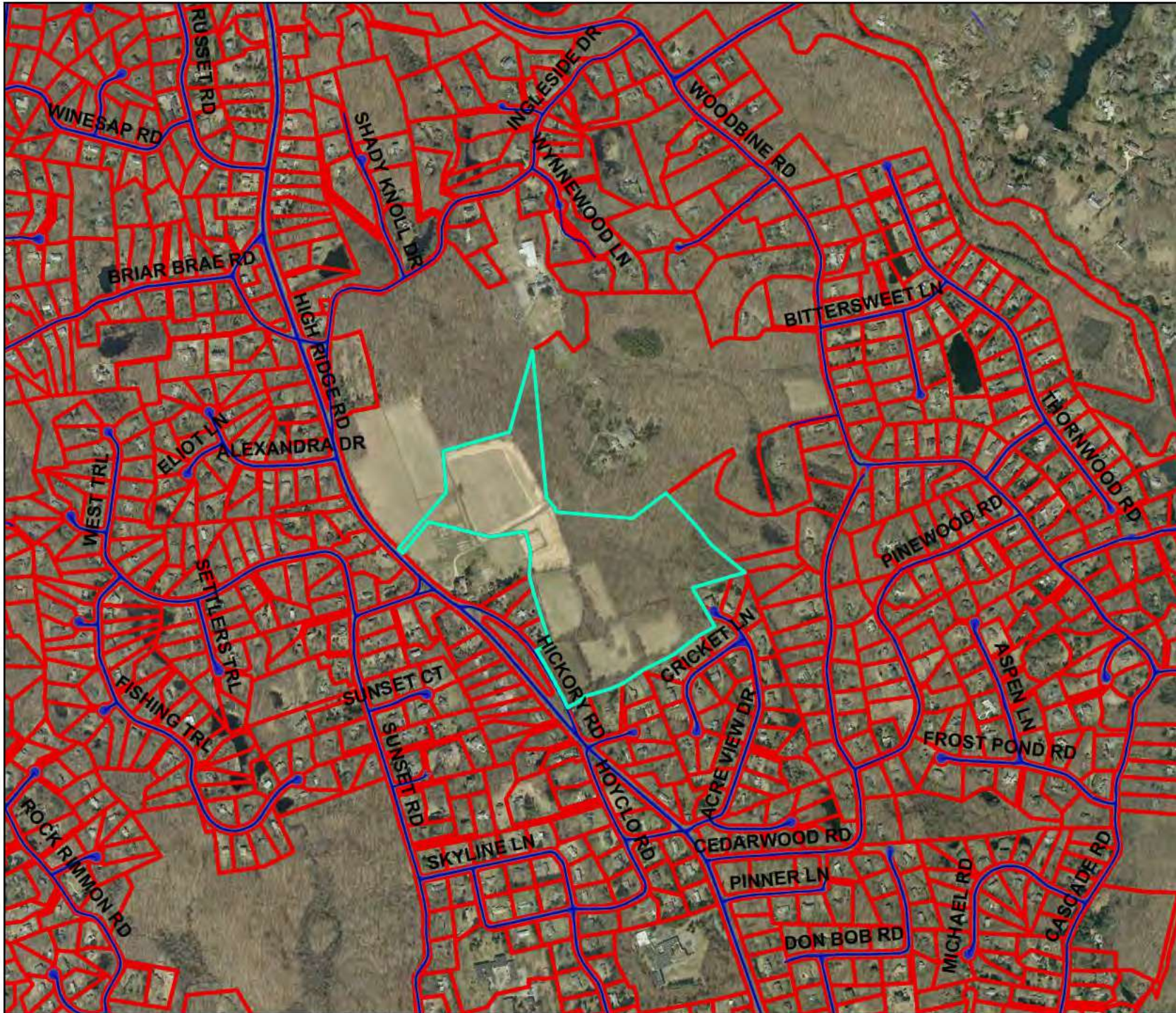
- a. Subject property appears to have frontage and accessibility from roads.
  - i. Frontage and access form Hickory Road.
  - ii. Limited access from High Ridge Road.
- b. Subject property has no waterbodies/watercourses located on the site.
- c. Subject property features moderate contouring throughout the site.
- d. Subject property is surrounded by properties with four different uses:
  - i. Single Family
  - ii. Res Vac Land
  - iii. Two Family
  - iv. Res Lnd OB
- e. Deed restricted for use as single-family residence until 2045.

## **2. Conclusion**

- a. Subject property does not appear eligible for Soccer Club Use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property does not appear to hold practical development concerns.
  - iii. Deed restriction prevents Soccer Club use until 2045.



# 0 High Ridge Road 004-3503

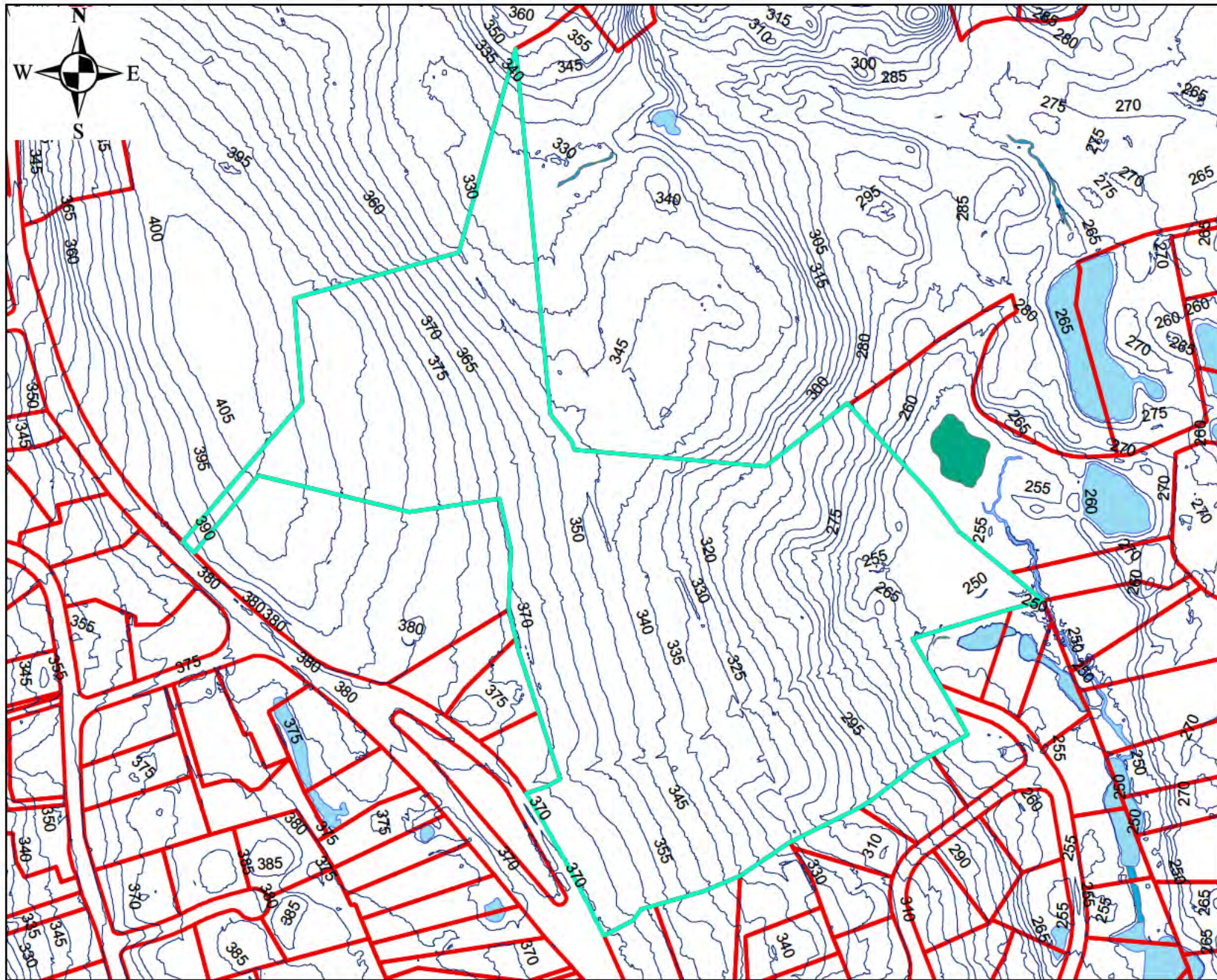


## Notes

-53.1327 Acres  
-RA-2



# 0 High Ridge Road 004-3503 Topography



- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

450 225 0 450 Feet



# 0 High Ridge Road 004-3503

## Surrounding Uses



### Use

- Res Lnd OB
- Res Vac Land
- Single Family
- Two Family



**Subject Property:** 0 Ingleside Drive  
**Parcel ID:** 004-3504

**Area:** 59.5233 Acres  
**Use:** Single Family  
**Zone:** RA-2

## **1. Overview**

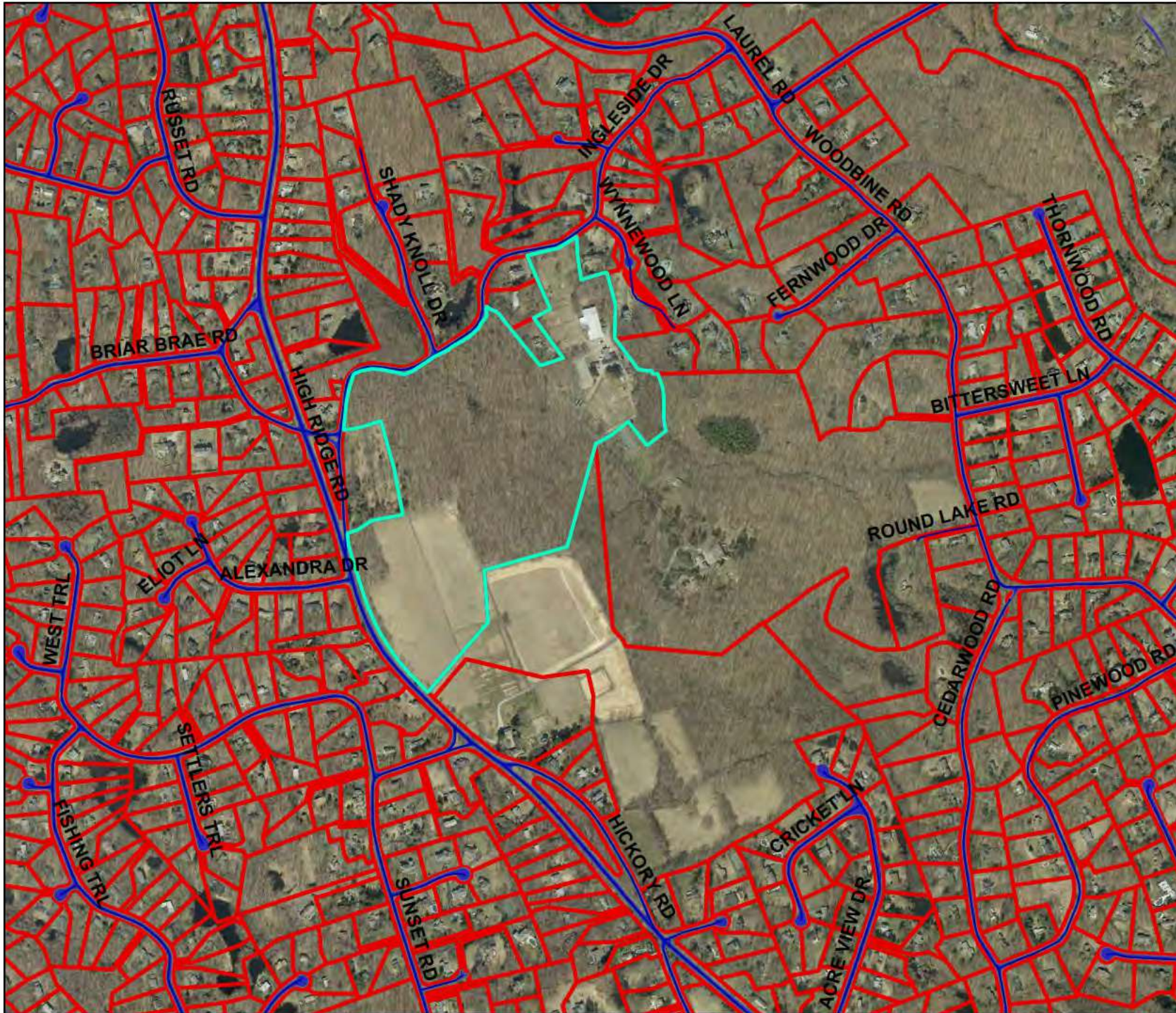
- a. Subject property appears to have adequate frontage and accessibility from roads.
  - i. Access and frontage from High Ridge Road
  - ii. Access from Ingleside Drive at two locations.
- b. Subject property has no waterbodies/watercourses located on the site.
- c. Subject property features significant contouring in a small portion in the eastern area of the site.
- d. Subject property is surrounded by properties with six different uses:
  - i. Single Family
  - ii. Res Vac Land
  - iii. Exmpt Res MDL-00
  - iv. Exmpt Comm MDL-96
  - v. Commercial MDL-94
  - vi. Pub Util. MDL-00
- e. Deed restricted for use as single-family residence until 2045.

## **2. Conclusion**

- a. Subject property does not appear eligible for Soccer Club Use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property does not appear to hold practical development concerns.
  - iii. Deed restriction prevents Soccer Club use until 2045.



# 0 Ingleside Drive 004-3504



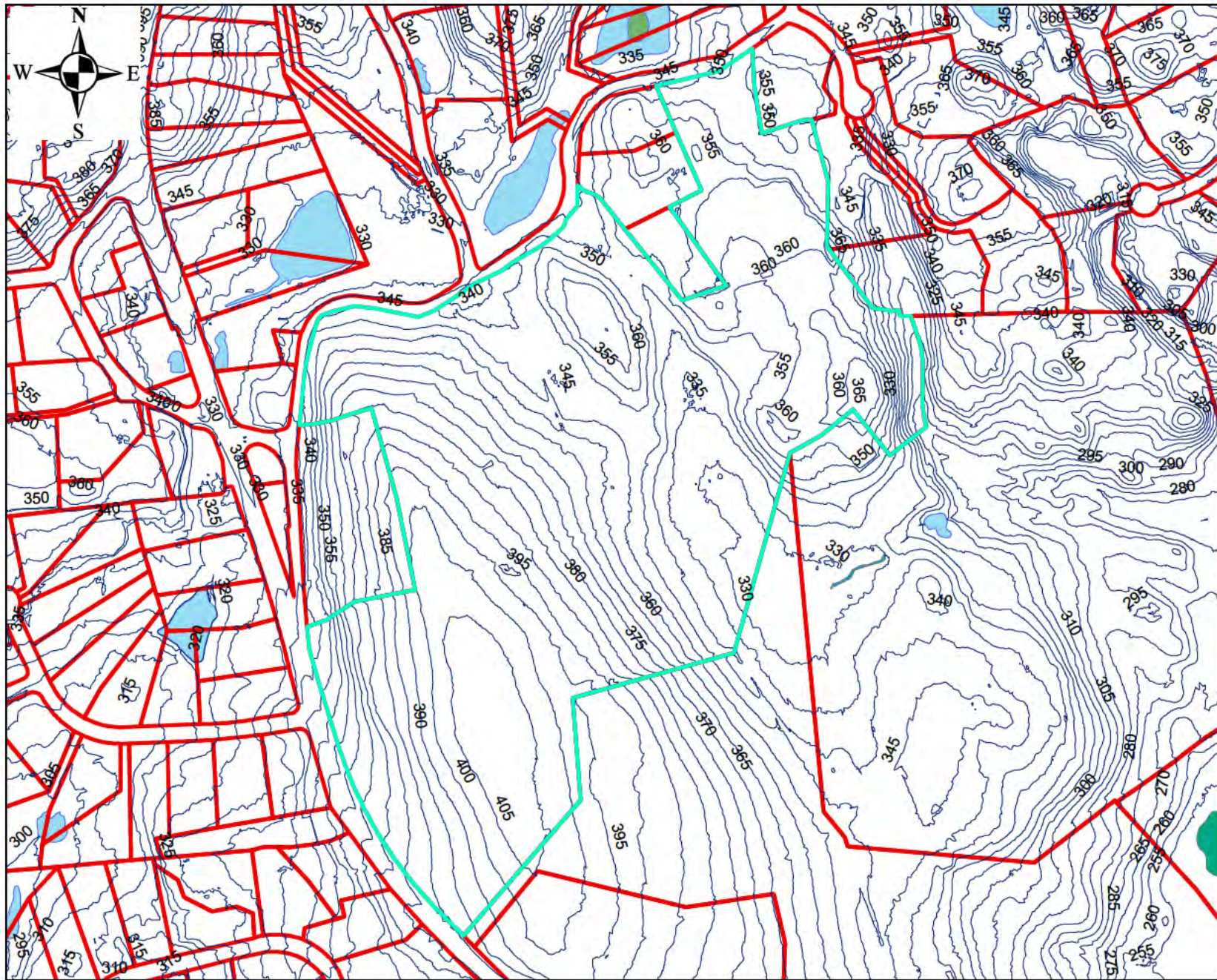
## Notes

-59.5233 Acres  
-RA-2



# 0 Ingleside Drive 004-3504

## Topography



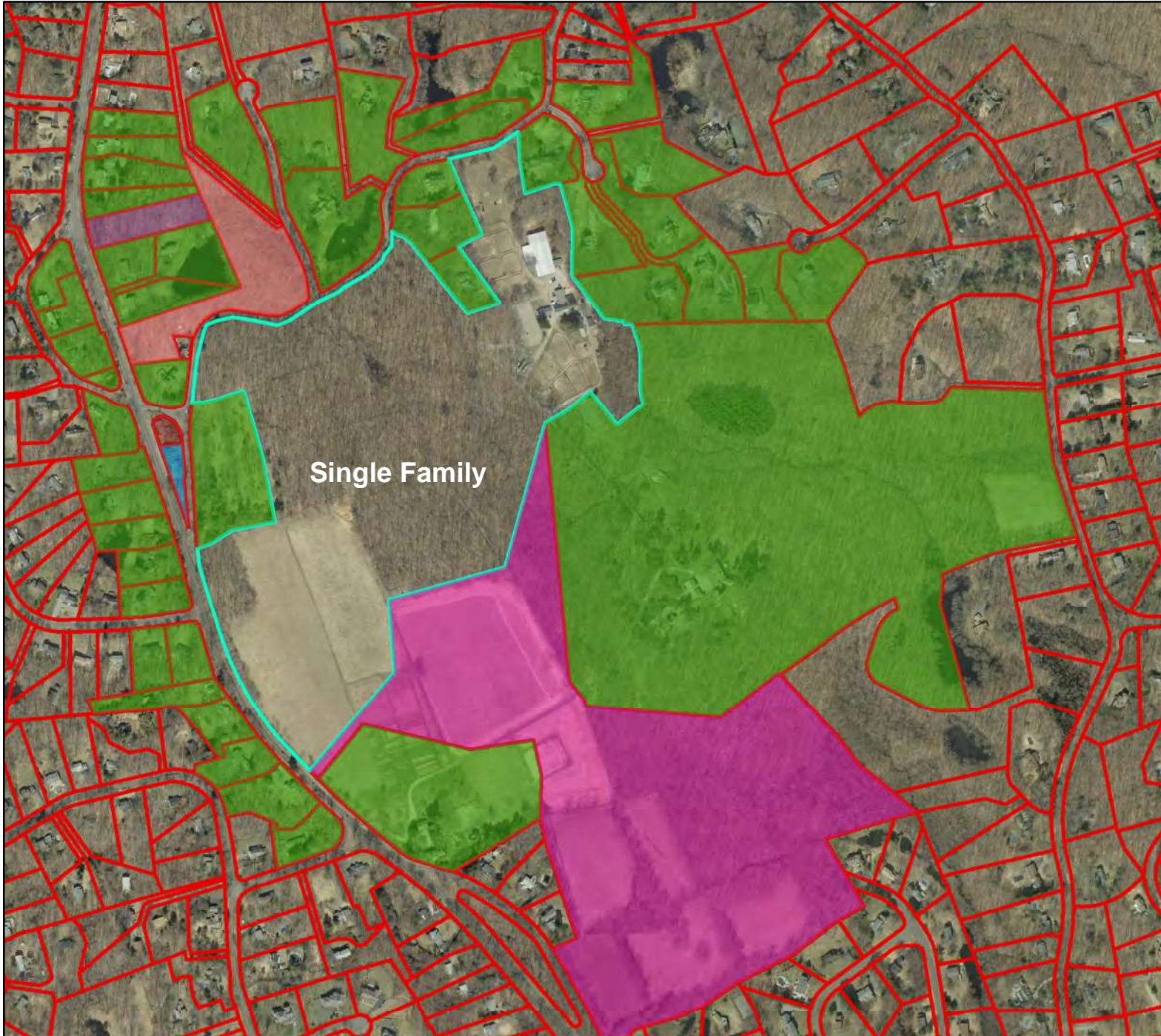
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

450 225 0 450 Feet



# 0 Ingleside Drive 004-3504

## Surrounding Uses



### Surrounding Area

#### Use

- Commercial MDL-94
- Exmpt Comm MDL-96
- Exmpt Res MDL-00
- Pub Util. MDL-00
- Res Vac Land
- Single Family



**Subject Property:** 175 Ingleside Drive  
**Parcel ID:** 004-3505

**Area:** 64.4334 Acres  
**Use:** Single Family  
**Zone:** RA-2

## **1. Overview**

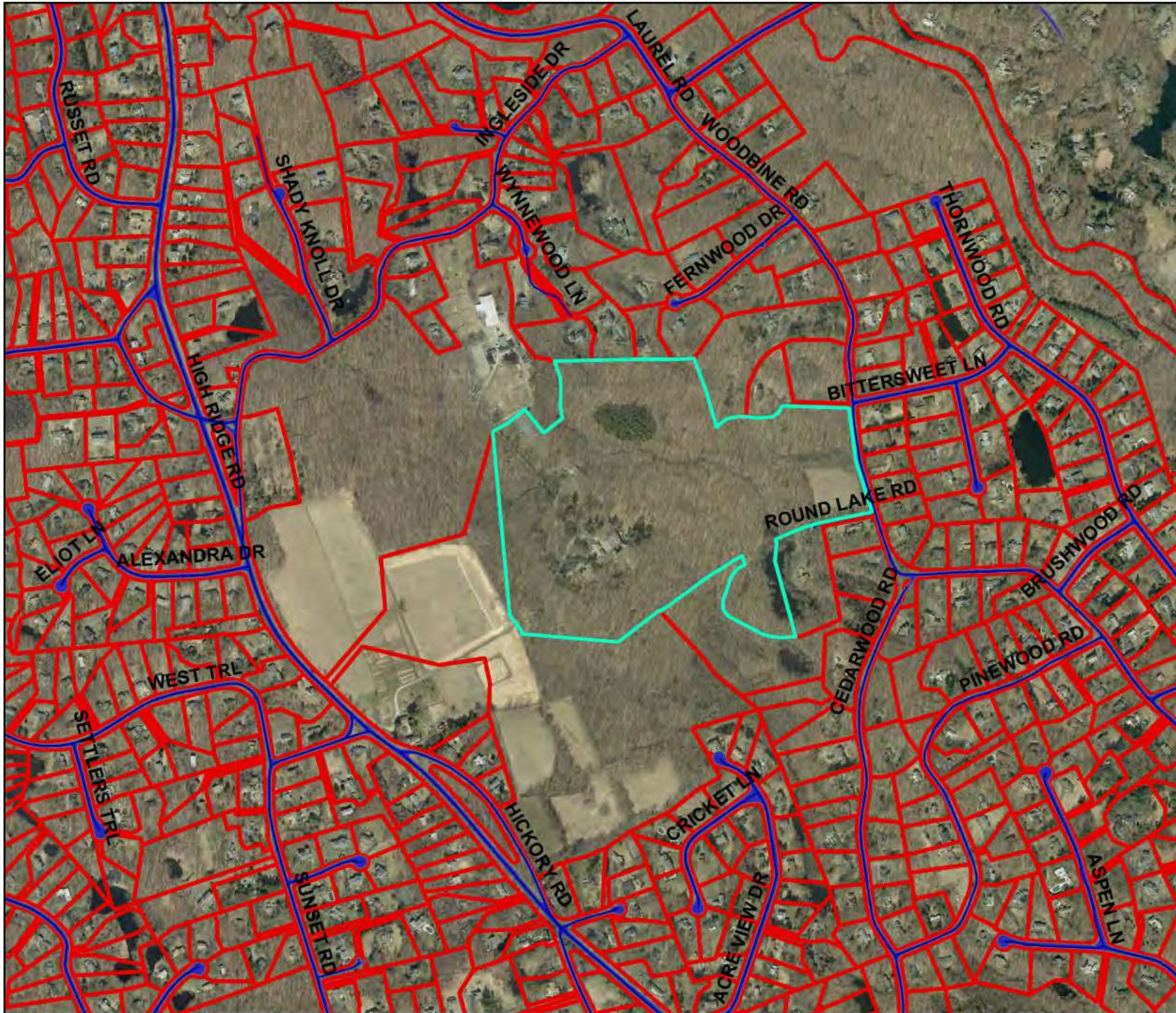
- a. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access and frontage from Woodbine Road.
- b. Subject property appears to have waterbodies/watercourses located on the site.
  - i. A pond appears in the southern area of the site.
  - ii. A pond and stream appear in the northwestern area of the site.
- c. Subject property features significant contouring in the southern and northern area of the site.
- d. Subject property is surrounded by properties with two different uses:
  - i. Single Family
  - ii. Res Vac Land
- e. Deed restricted for use as single-family residence until 2045.

## **2. Conclusion**

- a. Subject property does not appear eligible for Soccer Club Use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property does not appear to hold practical development concerns.
  - iii. Deed restriction prevents Soccer Club use until 2045.



# 175 Ingleside Drive 004-3505



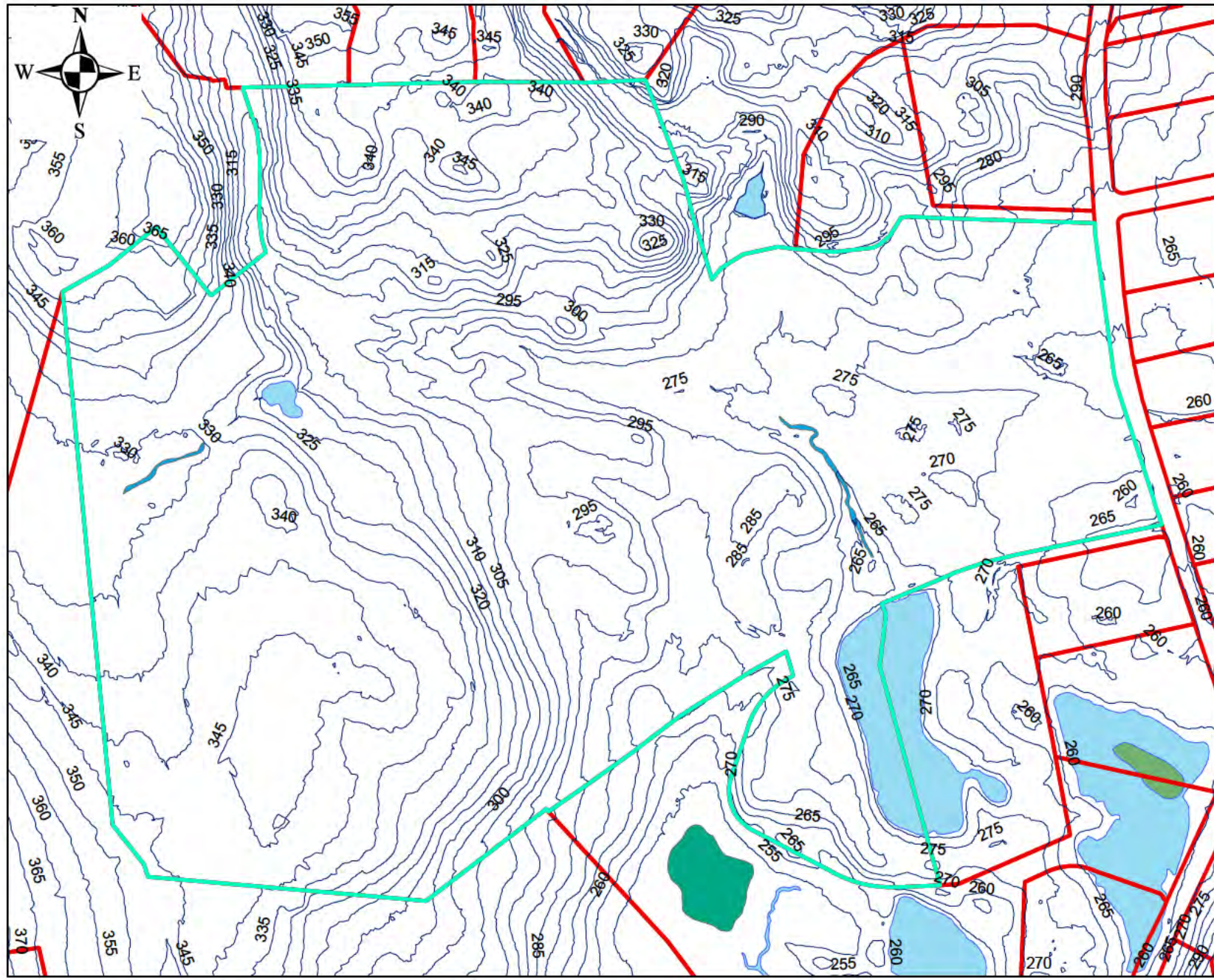
## Notes

-64.4334 Acres  
-RA-2



# 175 Ingleside Drive 004-3505

## Topography



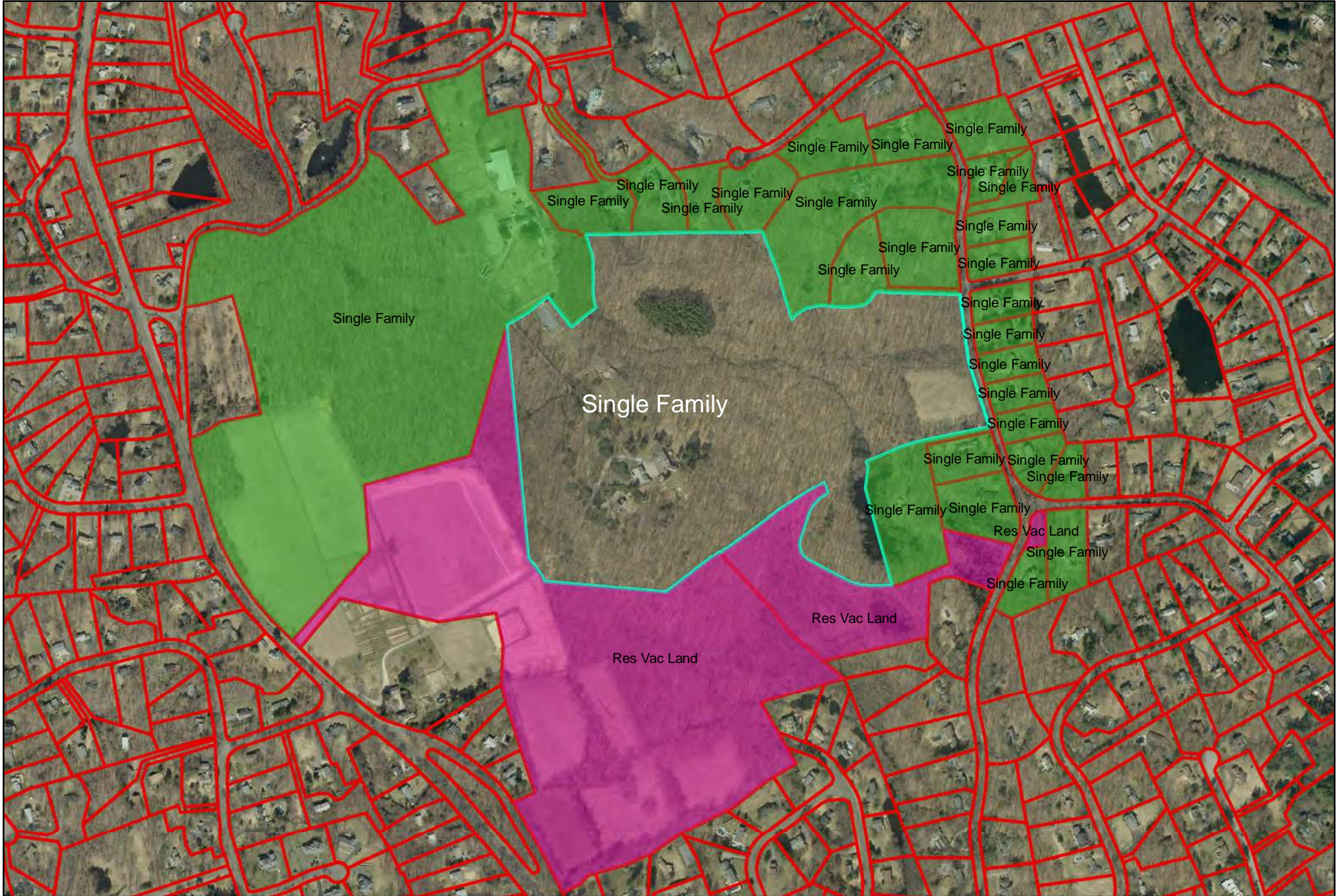
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh





# 175 Ingleside Drive 004-3505

## Surrounding Uses





**Subject Property:** 0 June Road  
**Parcel ID:** 000-0299

**Area:** 14.7409 Acres  
**Use:** Forest  
**Zone:** RA-3

## **1. Overview**

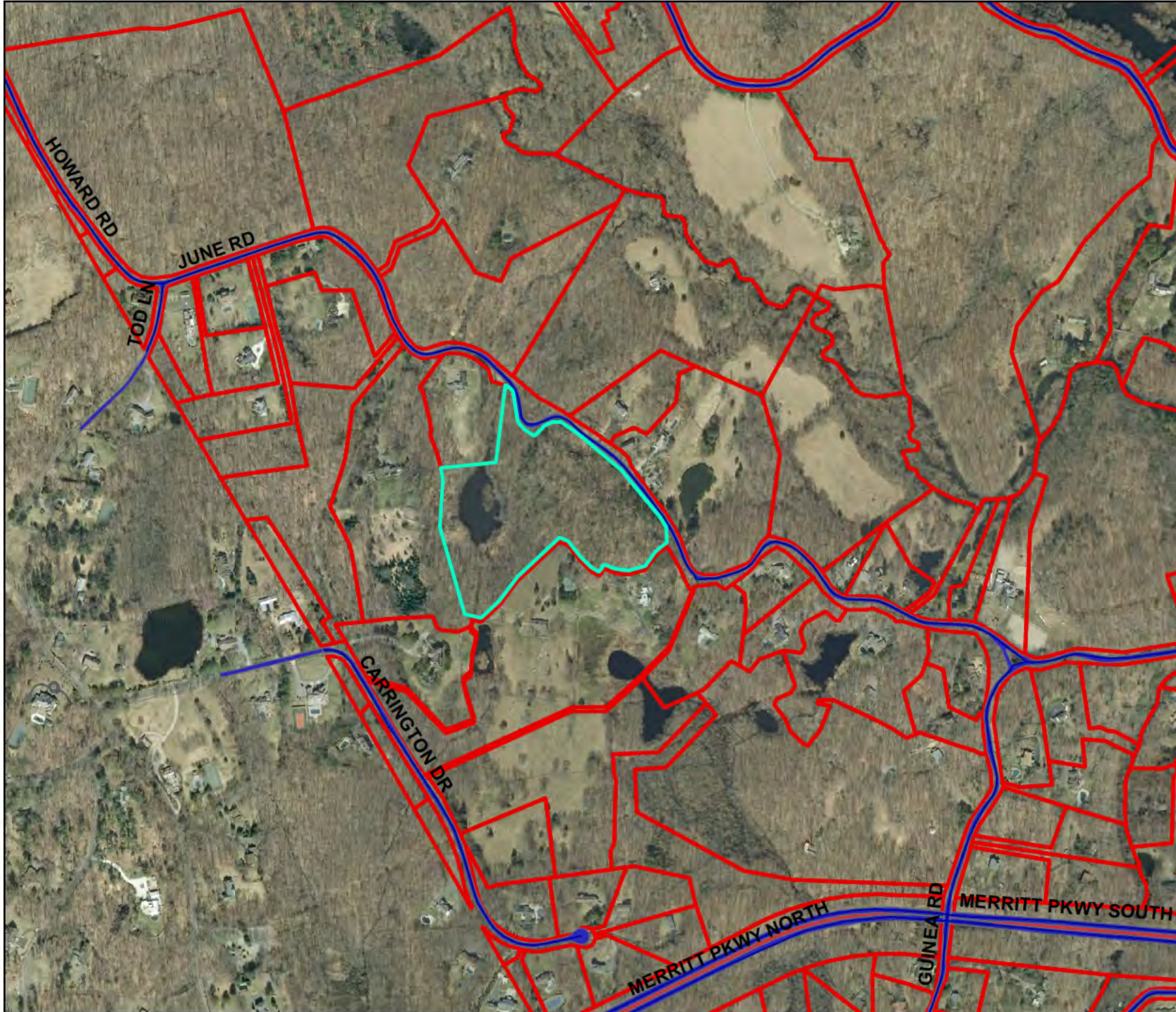
- a. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access and frontage from June Road.
- b. Subject property appears to have waterbodies/watercourses located on the site.
  - i. A pond and stream appear in the western area of the site.
- c. Subject property features significant contouring in the eastern area of the site.
- d. Subject property is surrounded by properties with three different uses:
  - i. Single Family
  - ii. Forest
  - iii. Farm

## **2. Conclusion**

- a. Subject property does not appear eligible for Soccer Club Use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property holds practical development concerns.
    1. Significant portions of the site are consumed by a watercourse and contouring.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 0 June Road 000-0299



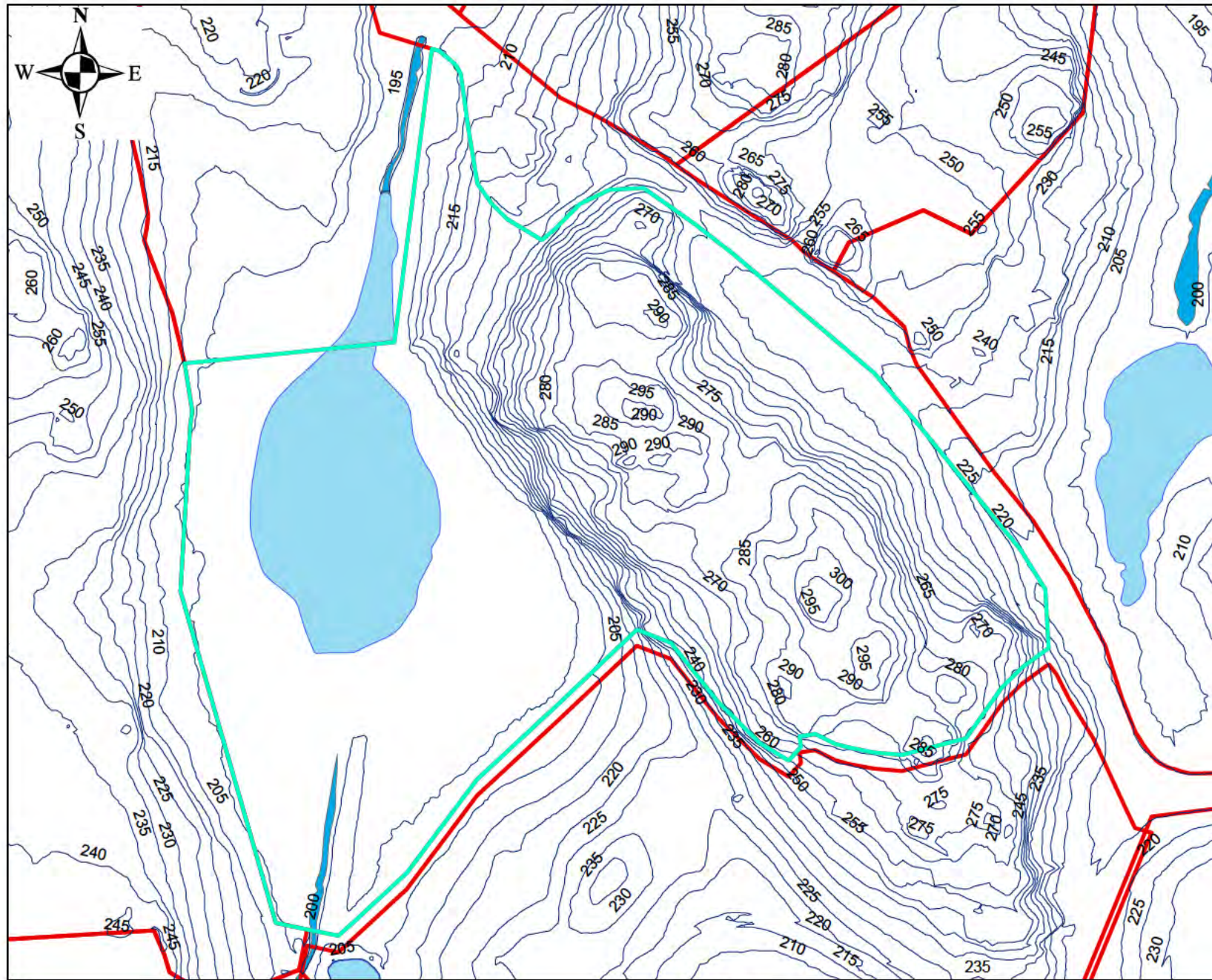
## Notes

-14.7409 Acres  
-RA-3



# 0 June Road 000-0299

## Topography



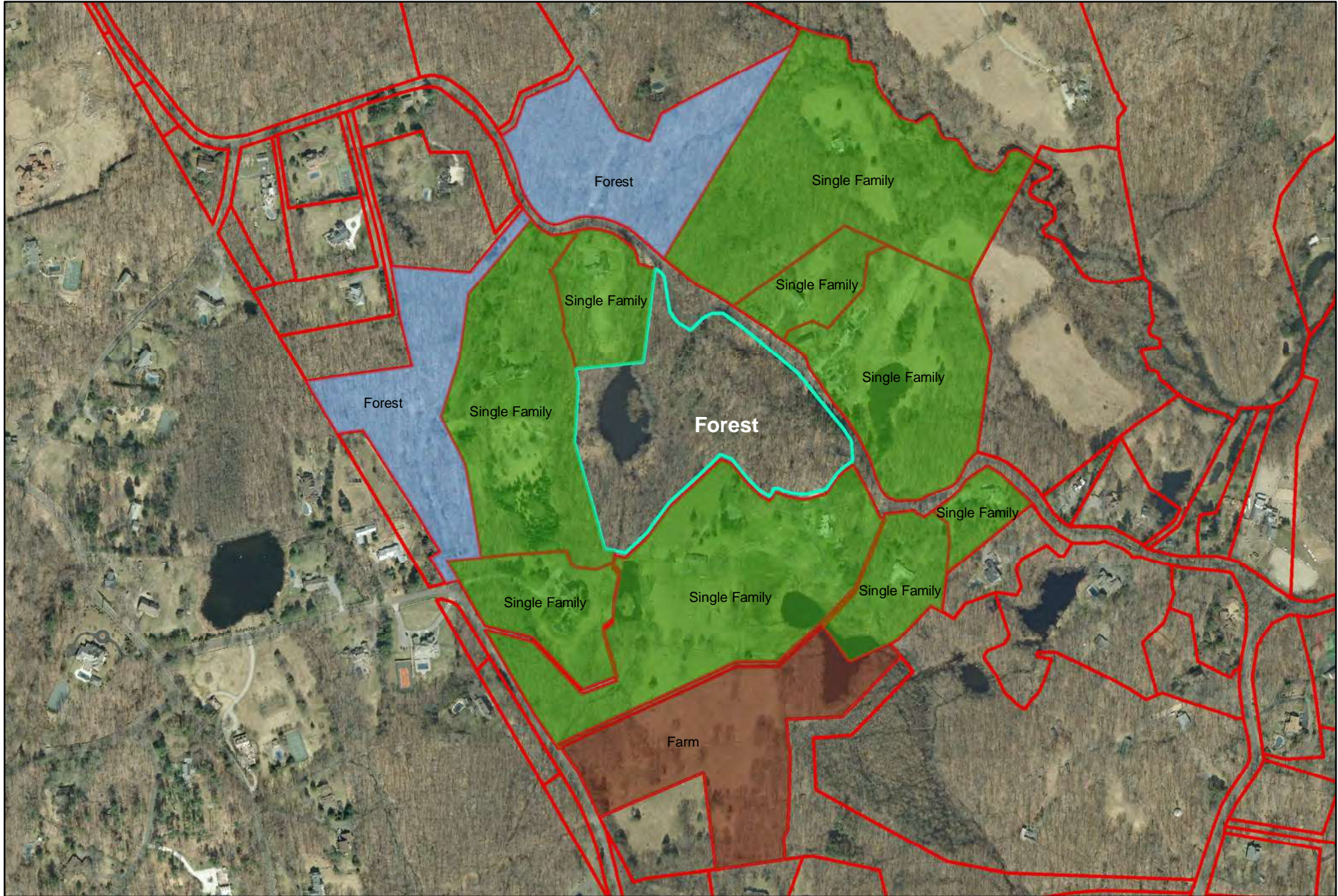
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

450 225 0 225 450 Feet



# 0 June Road 000-0299

## Surrounding Uses





**Subject Property:** 242 June Road  
**Parcel ID:** 004-2371

**Area:** 18.4666 Acres  
**Use:** Single Family  
**Zone:** RA-3

## **1. Overview**

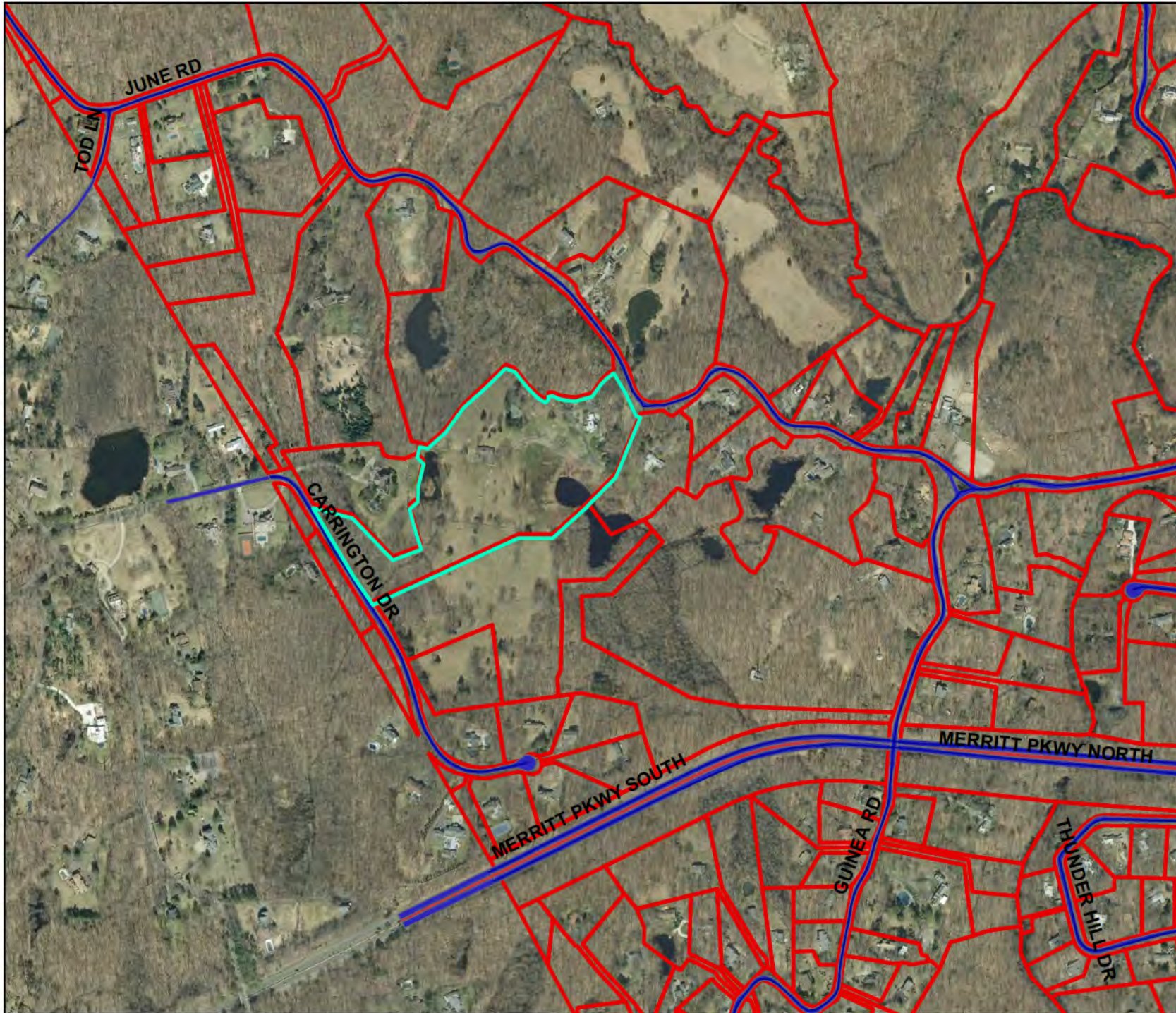
- a. Subject property appears to have adequate frontage and accessibility from roads.
  - i. Access and frontage from Carrington Drive.
  - ii. Access from June Road.
- b. Subject property appears to have waterbodies/watercourses located on the site.
  - i. A stream connected to a pond appears in the northwestern area of the site.
  - ii. A pond appears in the eastern area of the site.
- c. Subject property features significant contouring in the eastern area of the site.
- d. Subject property is surrounded by properties with six different uses:
  - i. Single Family
  - ii. Exempt Land Res
  - iii. Res Vac Land
  - iv. Forest
  - v. Farm
  - vi. Exempt Res MDL-01

## **2. Conclusion**

- a. Subject property does not appear eligible for Soccer Club Use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property holds practical development concerns.
    1. Significant portions of the site are consumed by watercourses and contouring.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 242 June Road 004-2371



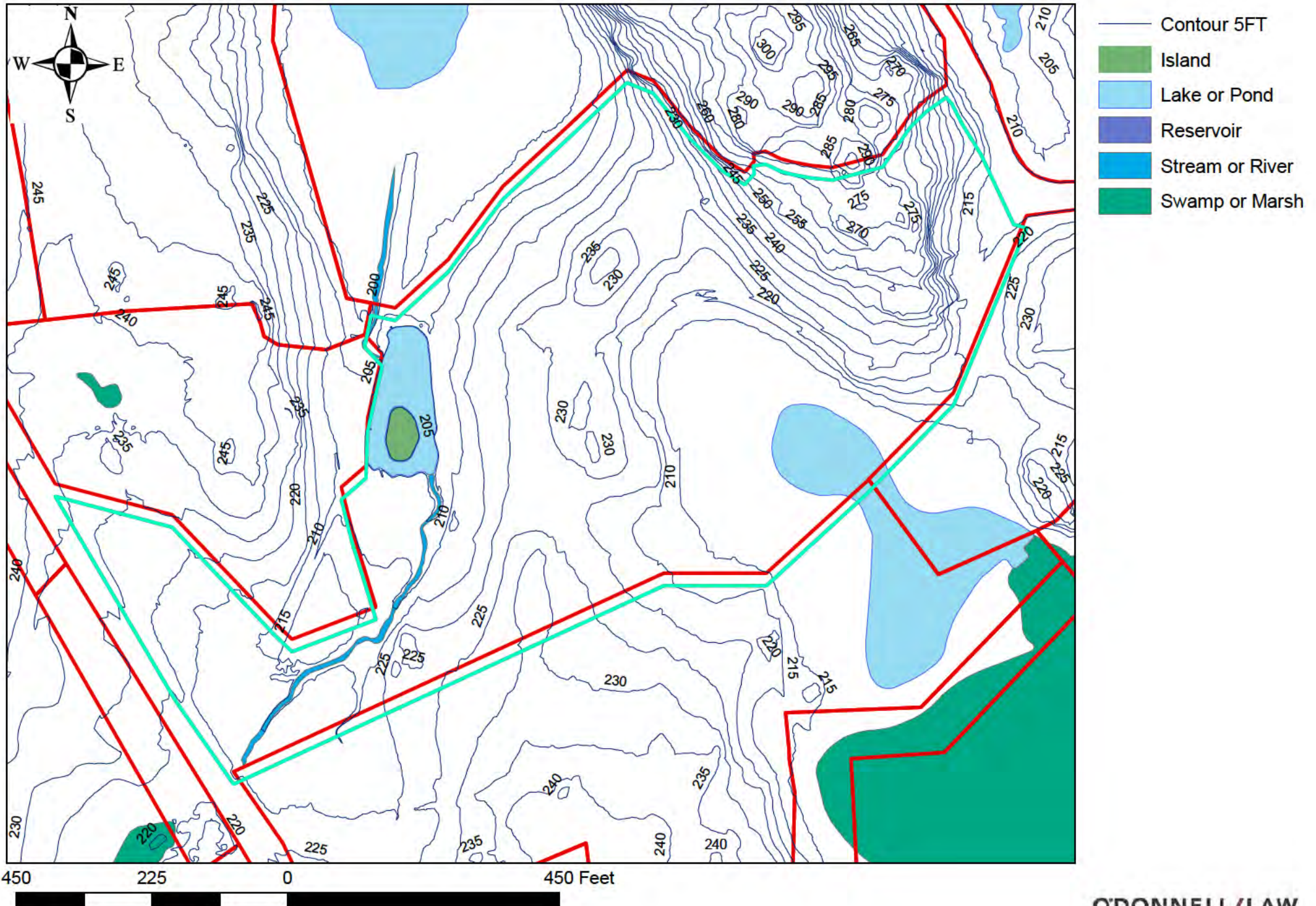
## Notes

- 18.466 Acres
- RA-3



# 242 June Road 004-2371

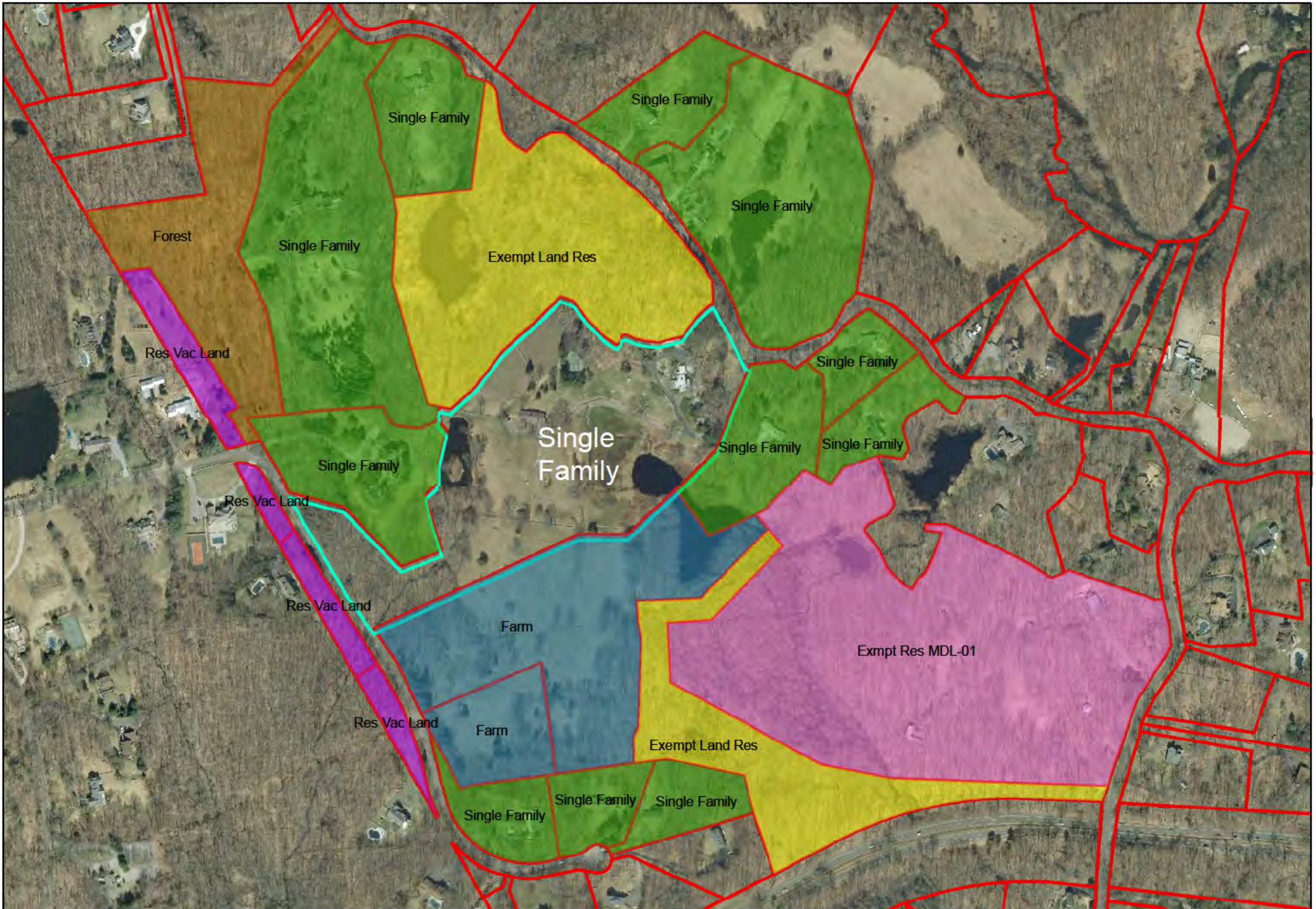
## Topography





# 242 June Road 004-2371

## Surrounding Uses





**Subject Property:** 289 June Road  
**Parcel ID:** 004-2589

**Area:** 18.6468 Acres  
**Use:** Single Family  
**Zone:** RA-3

## **1. Overview**

- a. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access and frontage from June Road.
- b. Subject property appears to have watercourses located on the site.
  - i. A river appears along the northern property line.
- c. Subject property features significant contouring in the southwestern area of the site.
- d. Subject property is surrounded by properties with four different uses:
  - i. Single Family
  - ii. Forest
  - iii. Res Vac Land
  - iv. Exempt Land Res

## **2. Conclusion**

- a. Subject property appears eligible for Soccer Club Use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property does not appear to hold practical development concerns.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 289 June Road 004-2589



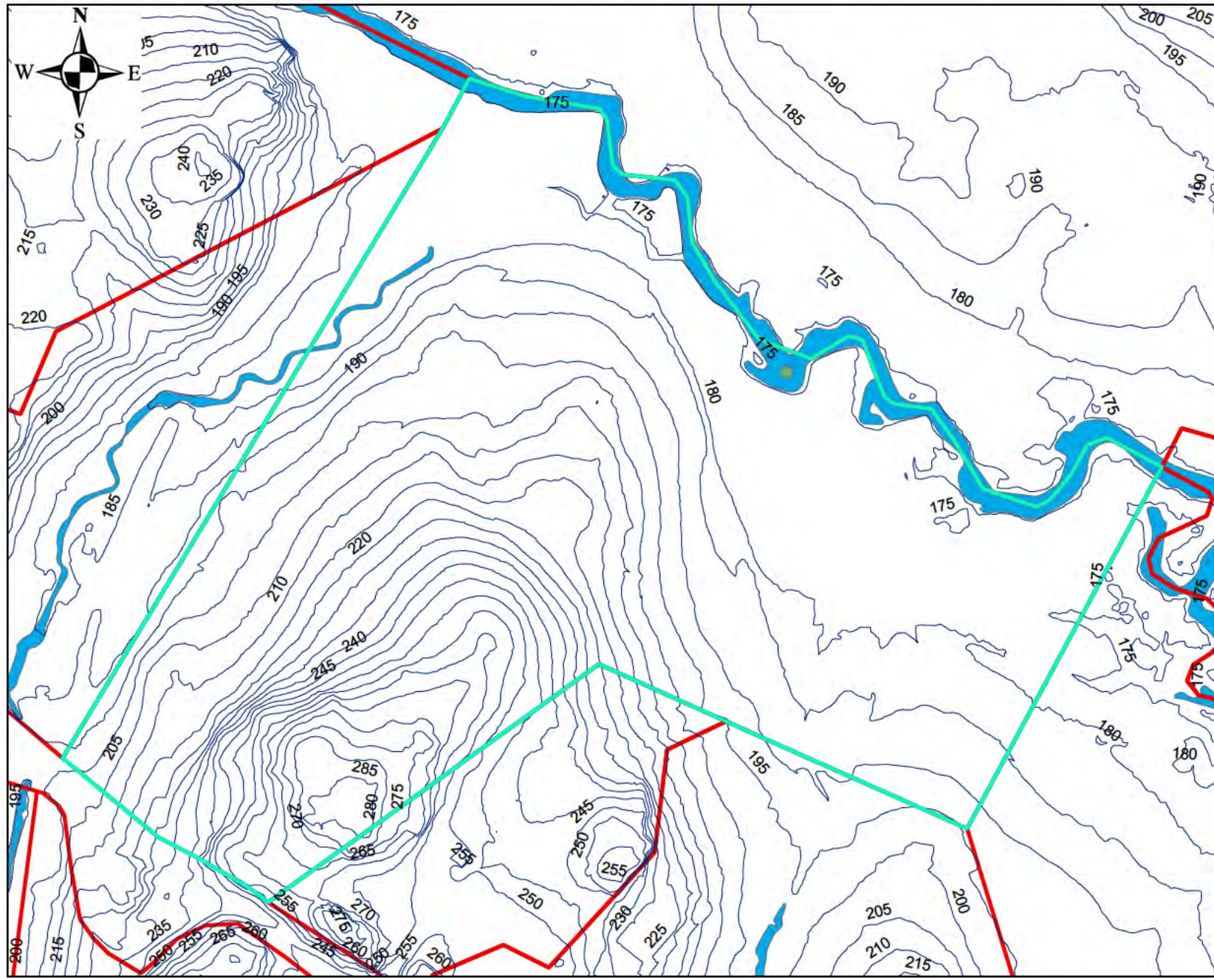
## Notes

-18.6468 Acres  
-RA-3



# 289 June Road 004-2589

## Topography



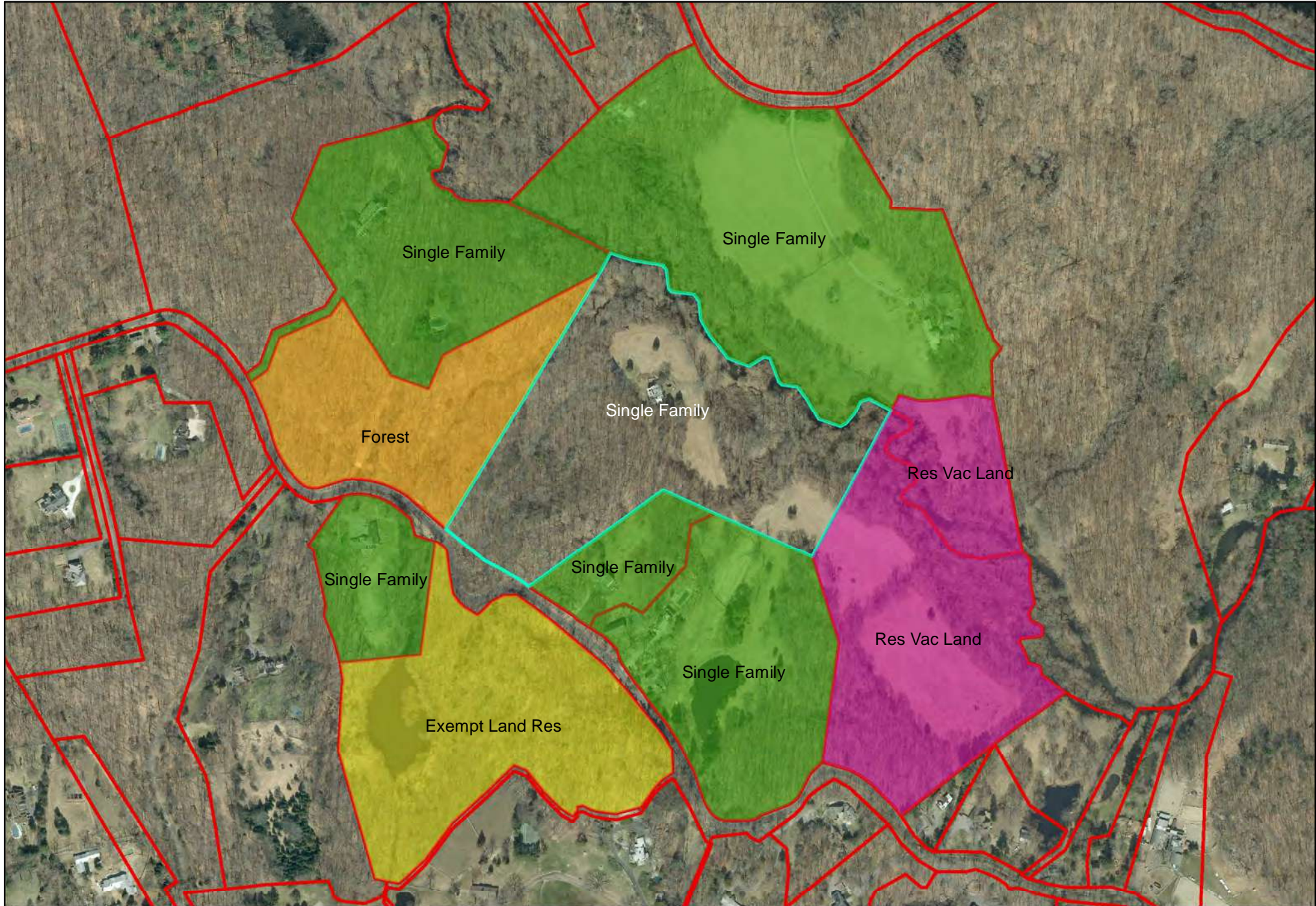
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

450 225 0 450 Feet



# 289 June Road 004-2589

## Surrounding Uses





**Subject Property:** 0 June Road  
**Parcel ID:** 004-2185

**Area:** 22.8823 Acres  
**Use:** Res Vac Land  
**Zone:** RA-3

## **1. Overview**

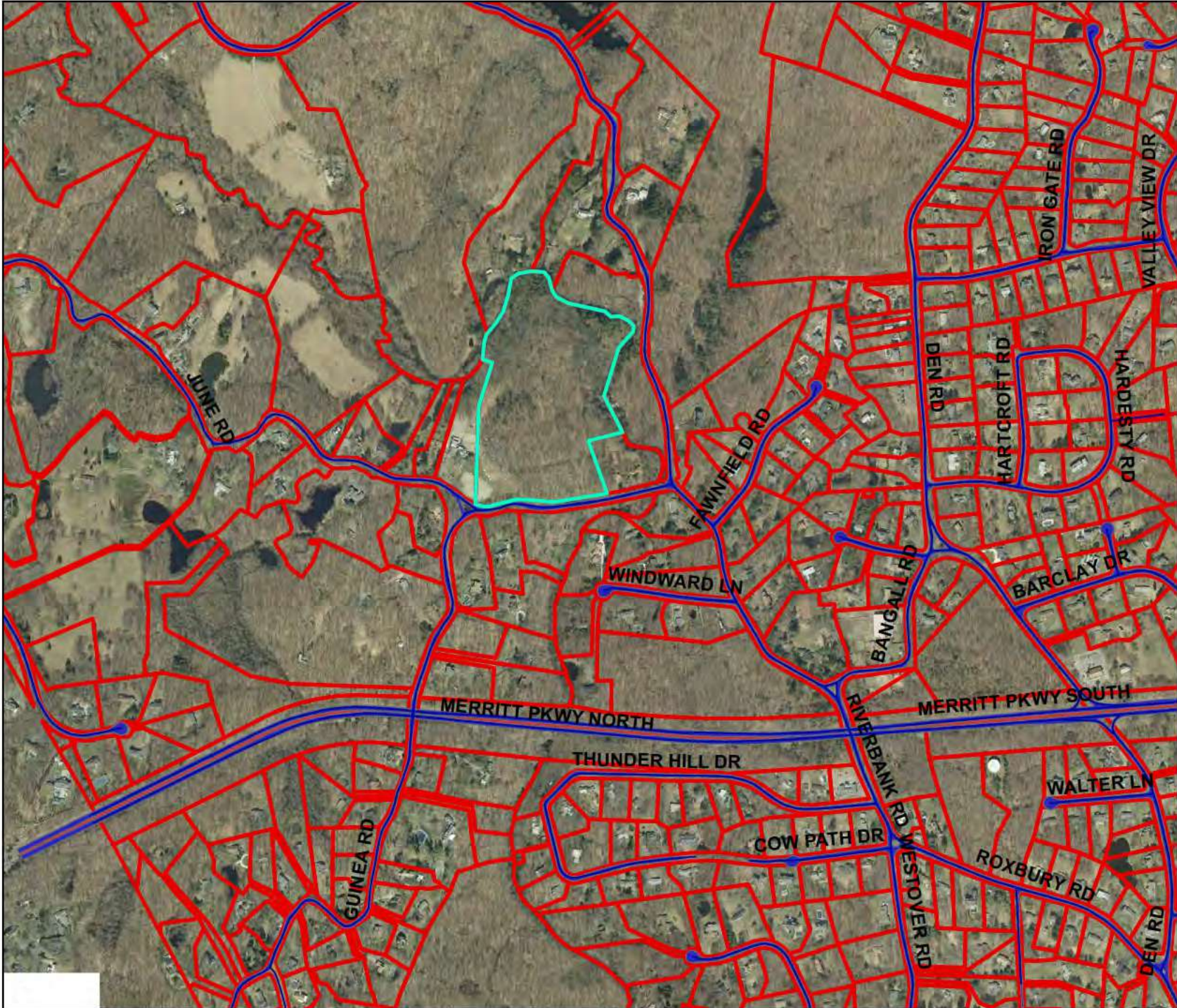
- a. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access and frontage from June Road.
- b. Subject property appears to have watercourses located on the site.
  - i. A stream/river appears along the west, north, and east property line.
- c. Subject property features significant contouring in the southwestern area of the site.
- d. Subject property is surrounded by properties with four different uses:
  - i. Res Vac Land
  - ii. Exempt Land Res
  - iii. Single Family

## **2. Conclusion**

- a. Subject property does not appear eligible for Soccer Club Use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property holds practical development concerns.
    1. Significant portions of the site are consumed by watercourses and contouring.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 0 June Road 004-2185



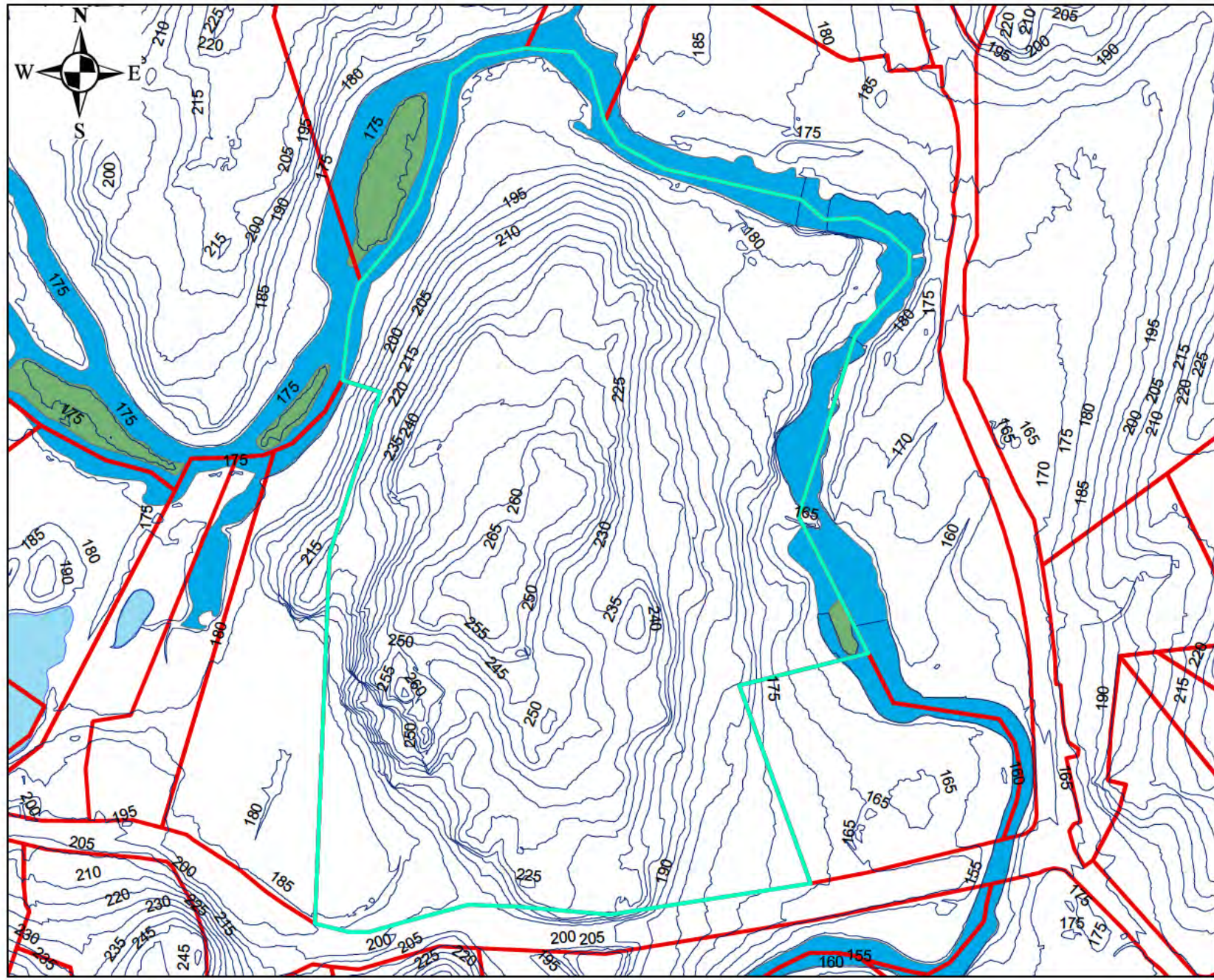
## Notes

- 22.8853 Acres
- RA-3



# 0 June Road 004-2185

## Topography



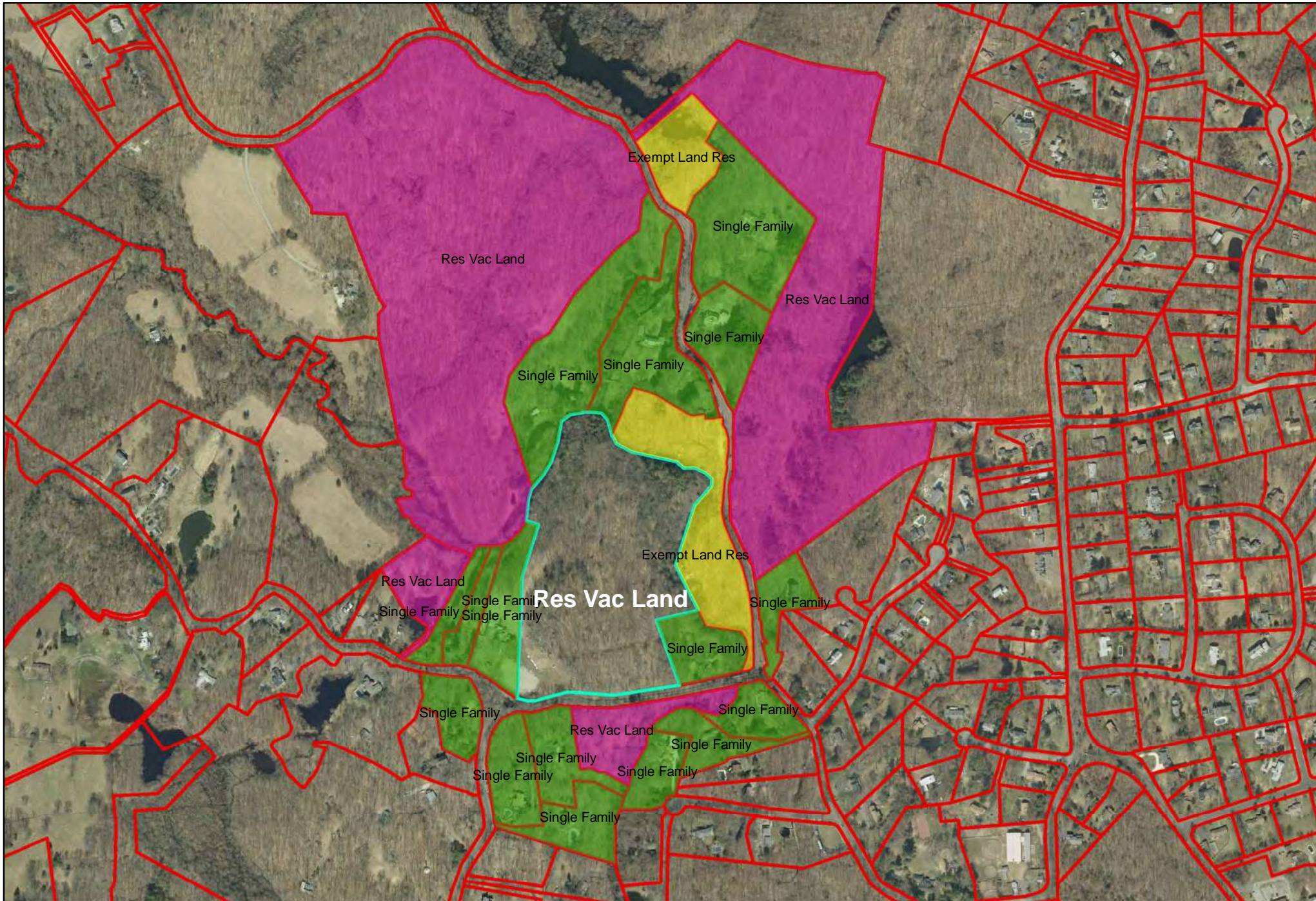
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

450 225 0 450 Feet



# 0 June Road 004-2185

## Surrounding Uses





**Subject Property:** 0 June Road  
**Parcel ID:** 000-0297

**Area:** 30.753 Acres  
**Use:** Res Vac Land  
**Zone:** RA-3

## **1. Overview**

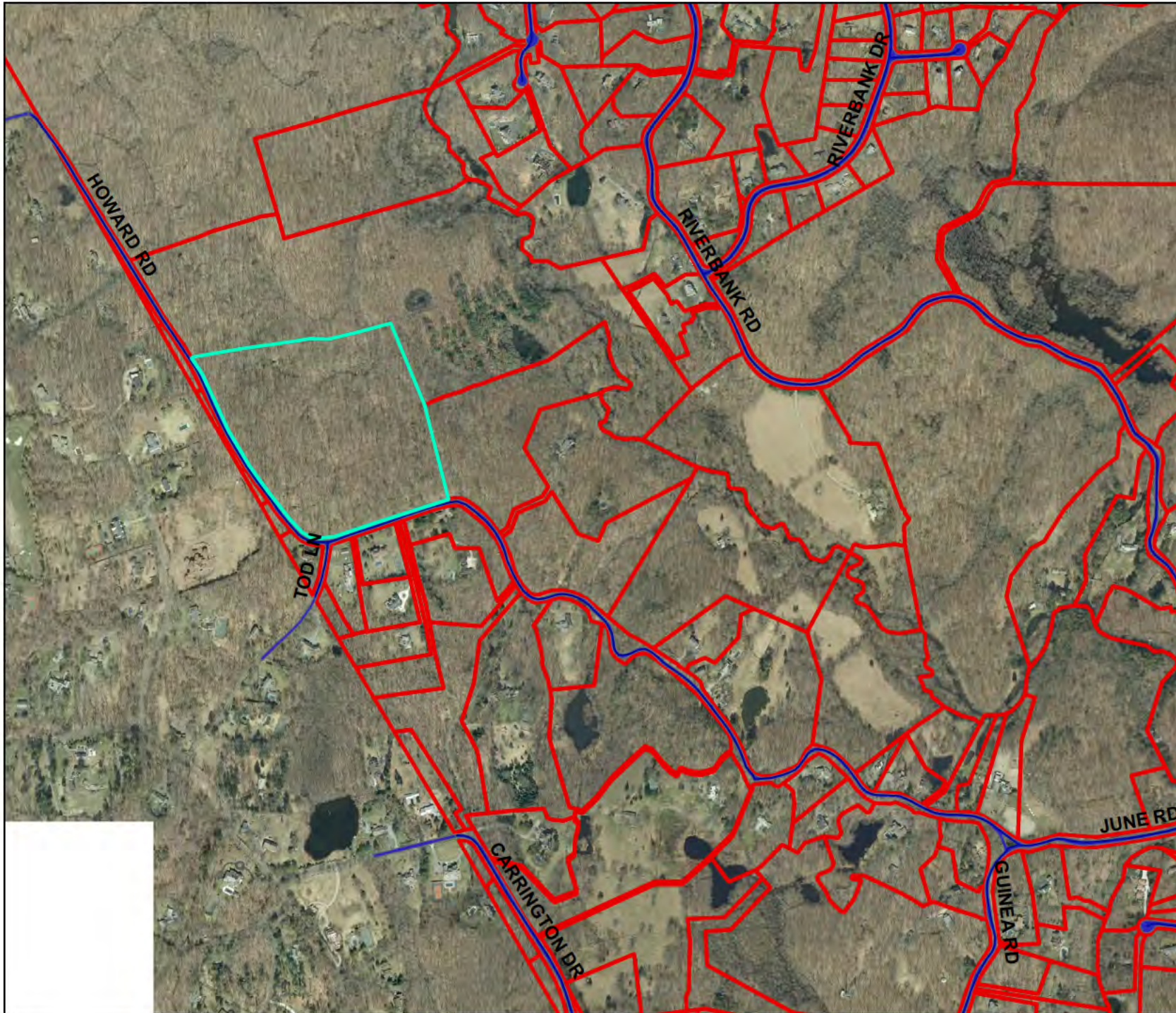
- a. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access and frontage from June Road.
  - ii. Access and frontage from Howard Road.
- b. Subject property has no apparent waterbodies/watercourses located on the site.
- c. Subject property features moderate contouring throughout the site.
- d. Subject property is surrounded by properties with four different uses:
  - i. Single Family
  - ii. Forest
  - iii. Exmpt 490 MDL-00
  - iv. Res Vac Land

## **2. Conclusion**

- a. Subject property appears to be eligible for Soccer Club use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property does not appear to hold practical development concerns.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 0 June Road 000-0297



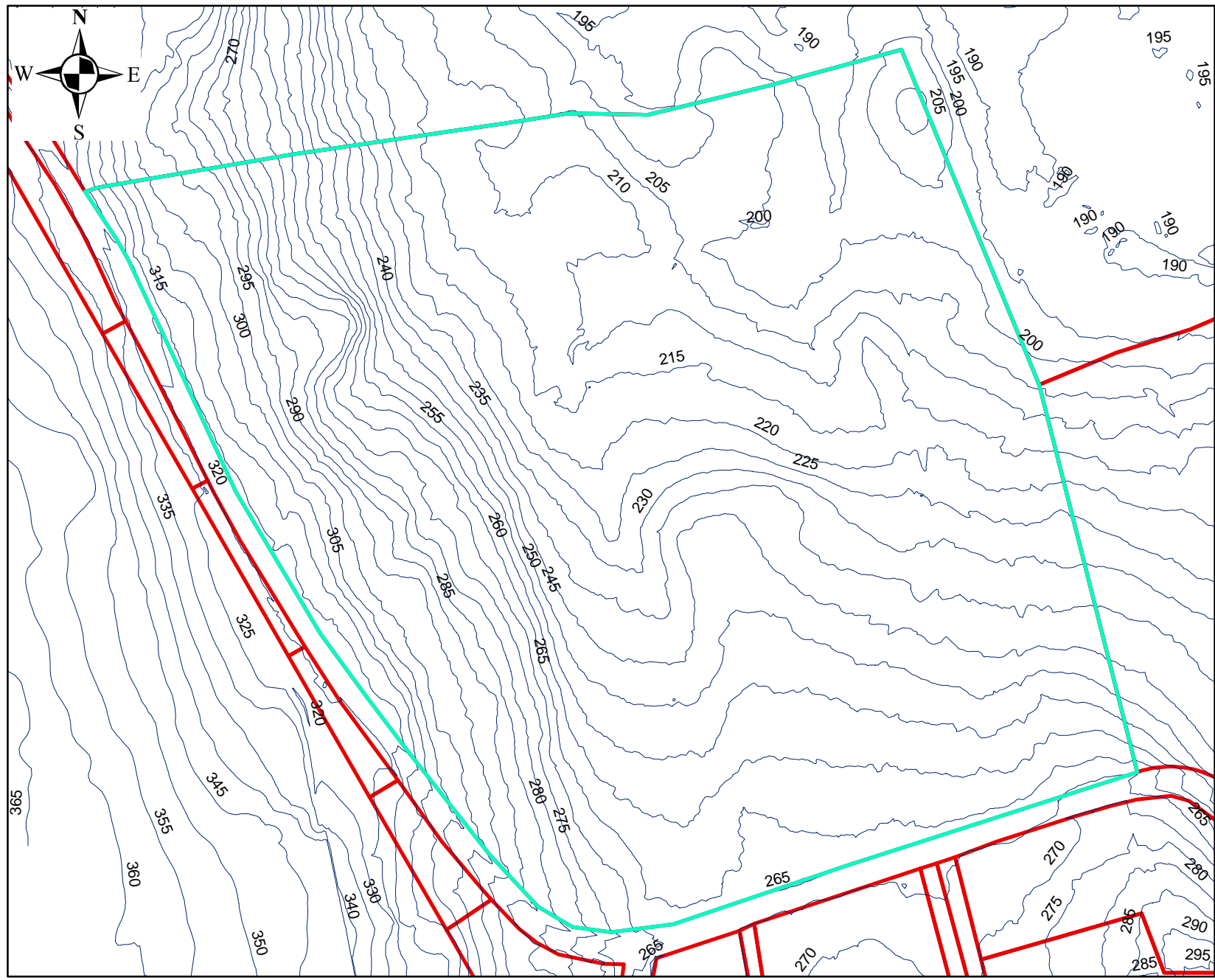
## Notes

-30.753 Acres  
-RA-3



# 0 June Road 000-0297

## Topography



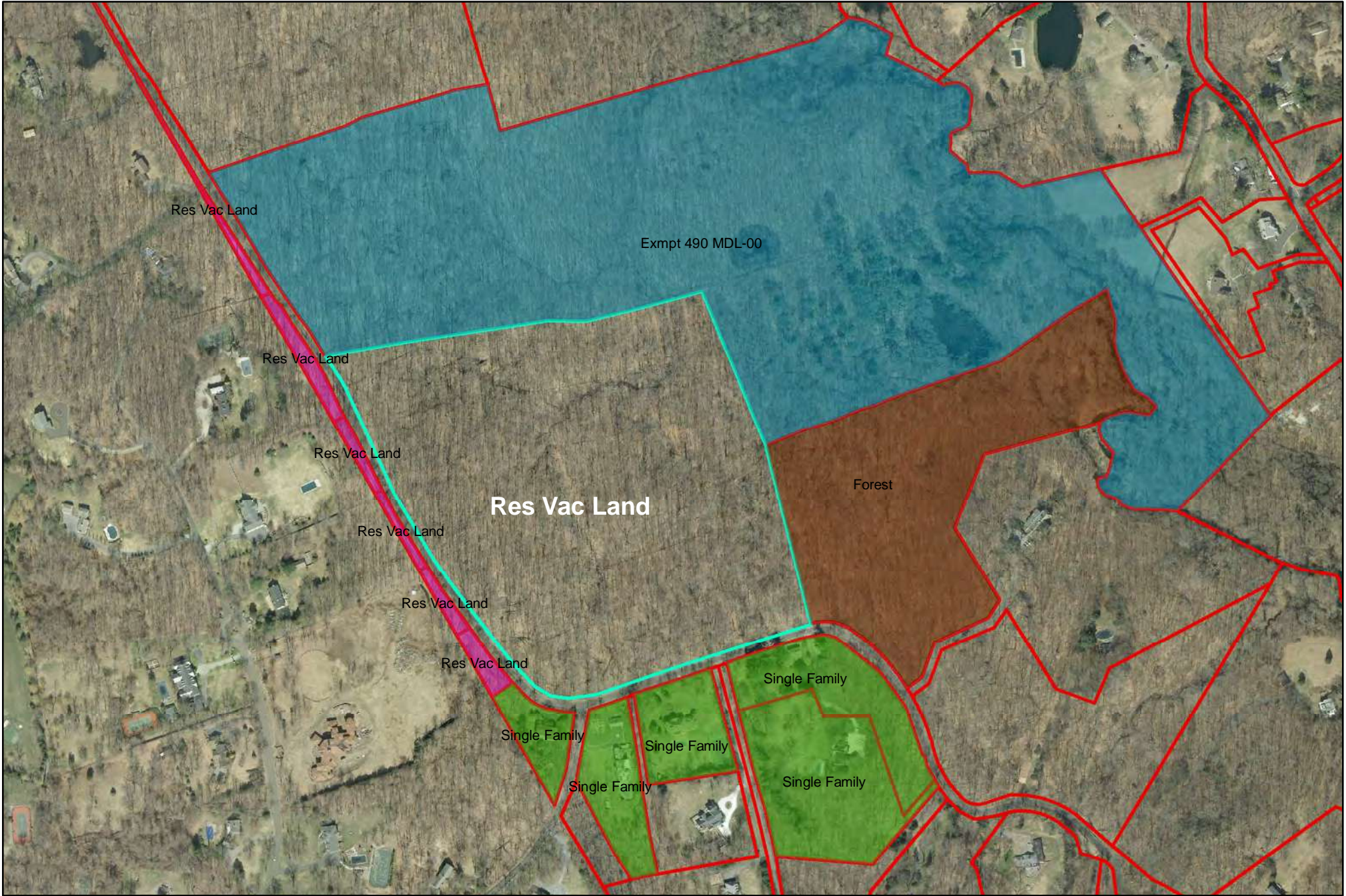
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

450 225 0 450 Feet



# 0 June Road 000-0297

## Surrounding Uses





**Subject Property:** 2517 Long Ridge Road  
**Parcel ID:** 000-3517

**Area:** 14.915 Acres  
**Use:** Commercial MDL-94  
**Zone:** RA-2

**1. Overview**

- a. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access and frontage from Long Ridge Road.
- b. Subject property appears to have waterbodies/watercourses located on the site.
  - i. A pond connected to a stream appears in the southern area of the site.
  - ii. A swamp appears in the eastern area of the site.
- c. Subject property features moderate contouring throughout the site.
- d. Subject property is surrounded by properties with two different uses:
  - i. Single Family
  - ii. Res Vac Land

**2. Conclusion**

- a. Subject property appears eligible for Soccer Club use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property does not appear to hold practical development concerns.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 2517 Long Ridge Road 000-3517



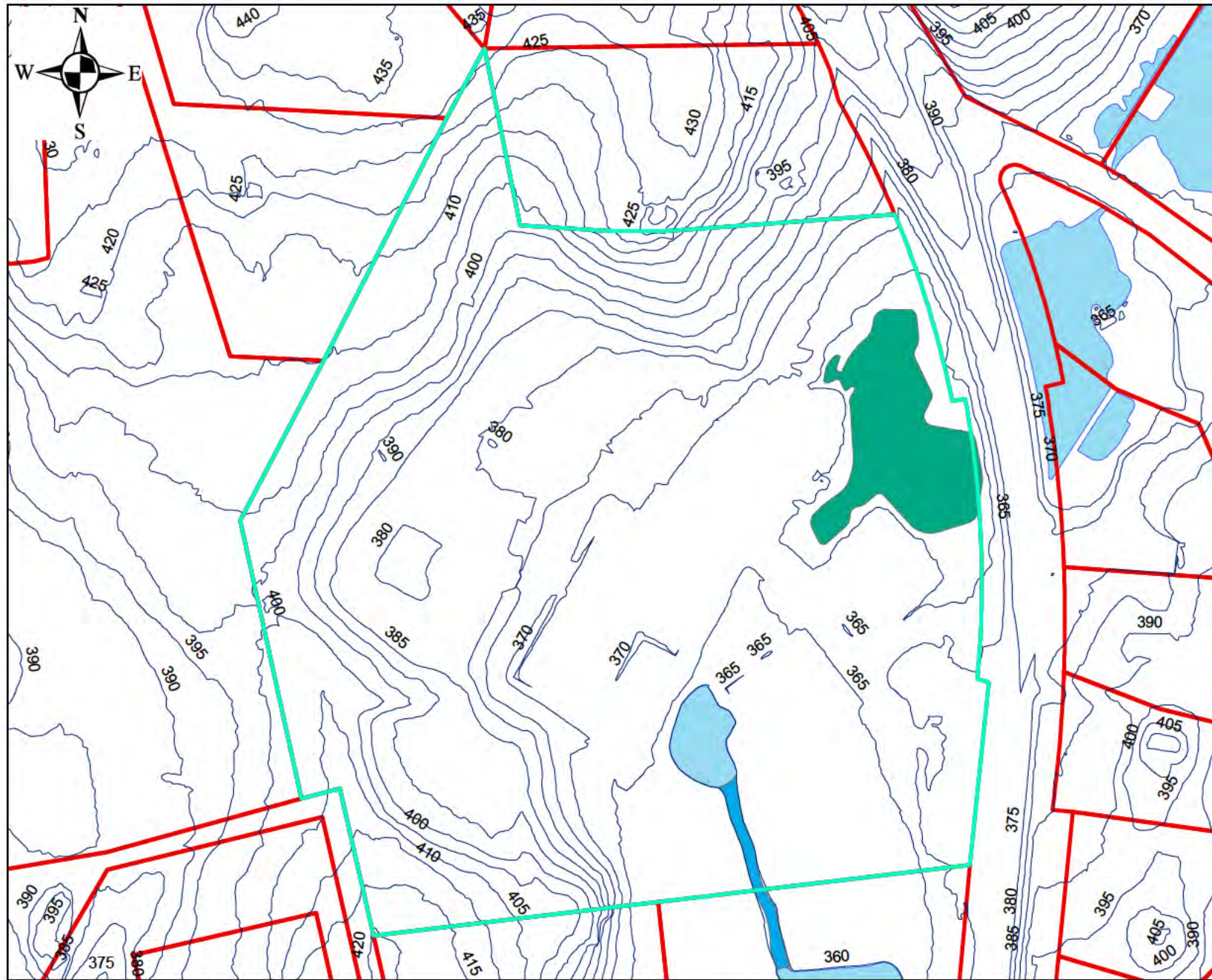
## Notes

-14.915 Acres  
-RA-2



# 2517 Long Ridge Road 000-3517

## Topography



- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

450 225 0 450 Feet





# 2517 Long Ridge Road 000-3517

## Surrounding Uses





**Subject Property:** 2949 Long Ridge Road  
**Parcel ID:** 001-9366

**Area:** 32.1541 Acres  
**Use:** Commercial MDL-94  
**Zone:** RA-2

## **1. Overview**

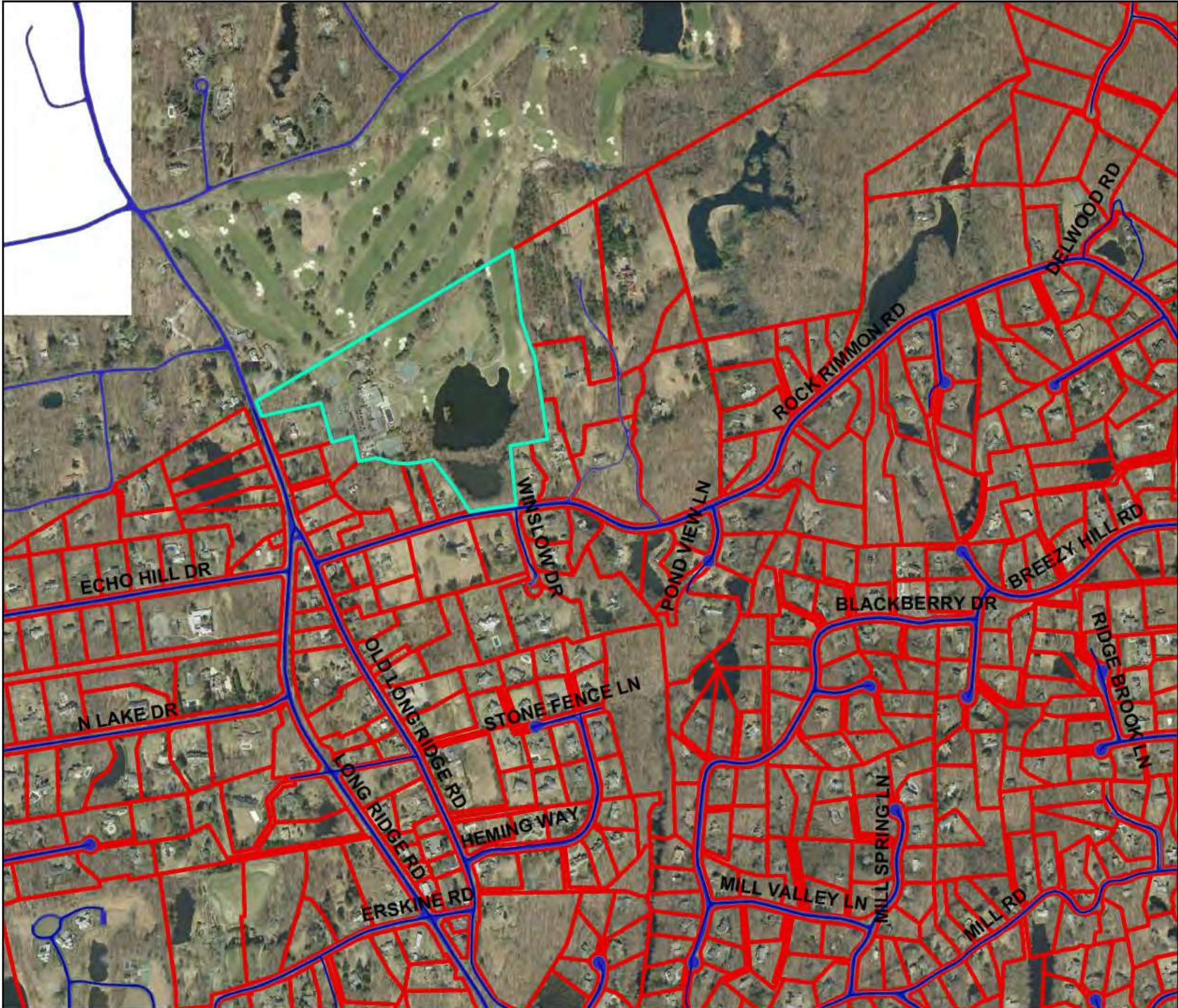
- a. Subject property borders New York State Line.
- b. Subject property appears to have limited frontage and accessibility from roads.
  - i. Limited access and limited frontage from Rock Rimmon Road.
  - ii. Limited access from Old Long Ridge Road.
- c. Subject property appears to have waterbodies/watercourses located on the site.
  - i. Two ponds appear in the southern, middle area of the site.
- d. Subject property features moderate contouring throughout the site.
- e. Subject property is surrounded by properties with two different uses:
  - i. Single Family
  - ii. Res Vac Land

## **2. Conclusion**

- a. Subject property does not appear eligible for Soccer Club Use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property holds practical development concerns.
    1. Significant portions of the site are consumed by watercourses.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 2949 Long Ridge Road 001-9366



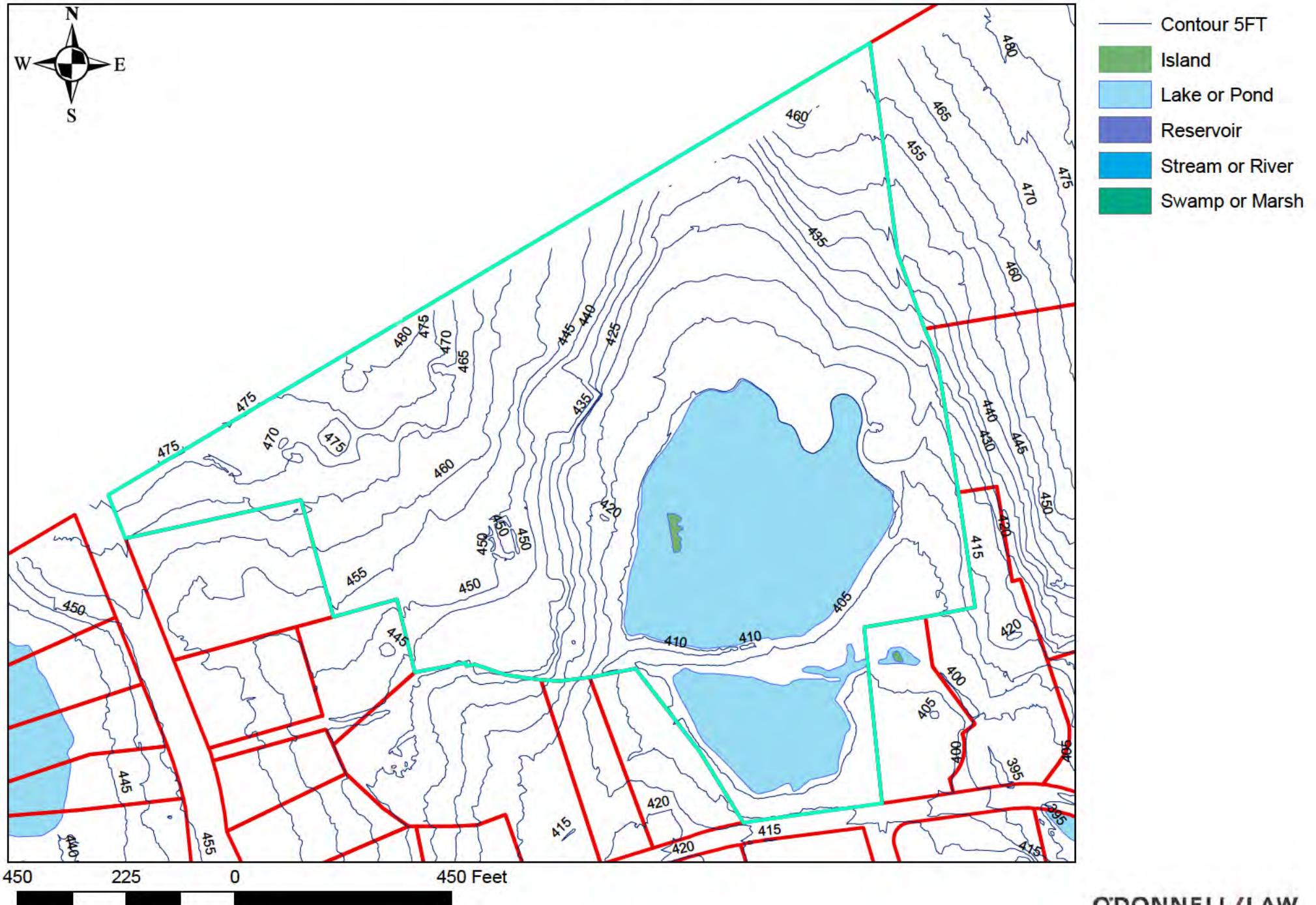
### Notes

-32.1541 Acres  
-RA-2



# 2949 Long Ridge Road 001-9366

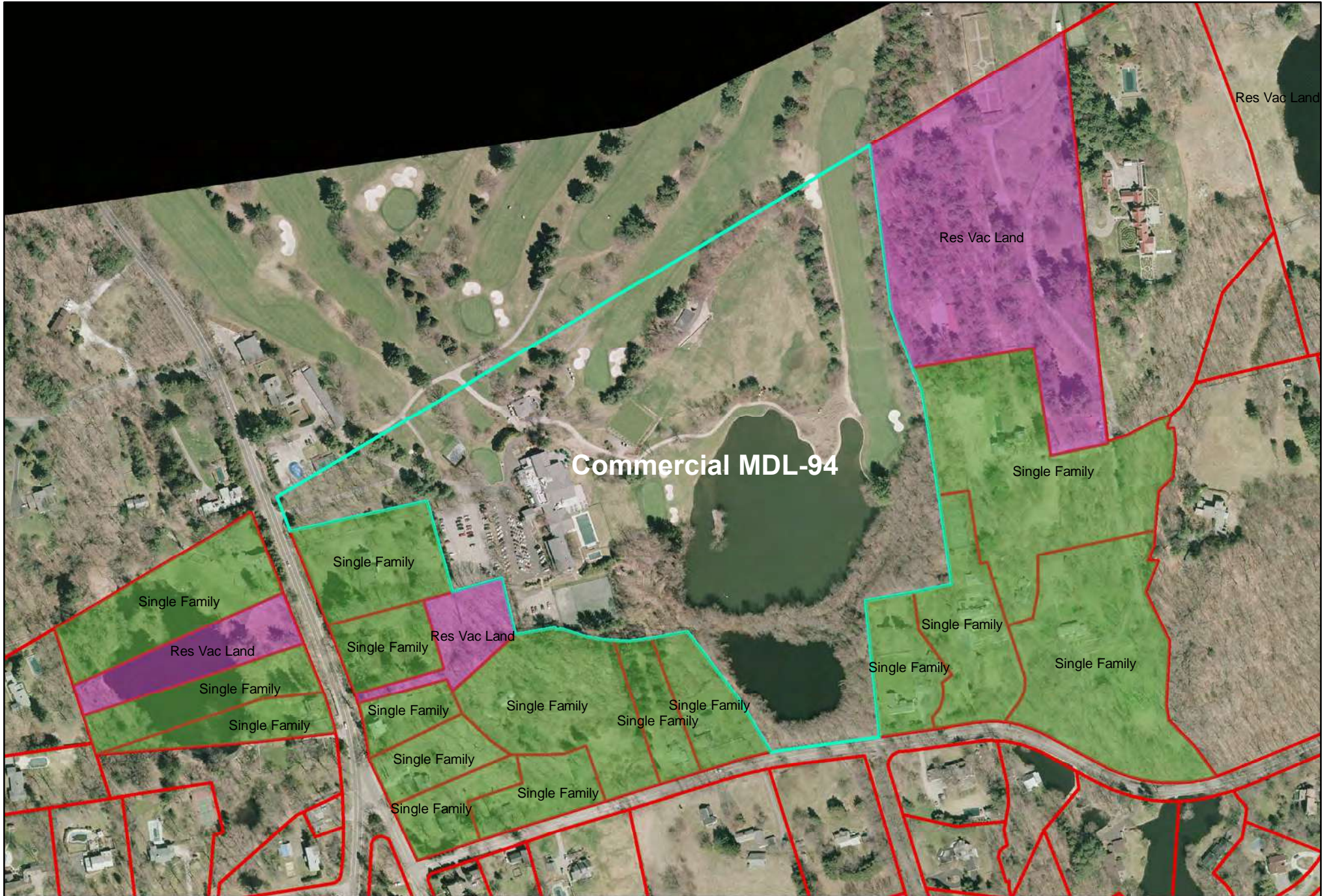
## Topography





# 2949 Long Ridge Road 001-9366

## Surrounding Uses





**Subject Property:** 359 Merriebrook Lane  
**Parcel ID:** 004-2603

**Area:** 17.3588 Acres  
**Use:** Single Family  
**Zone:** RA-2

## **1. Overview**

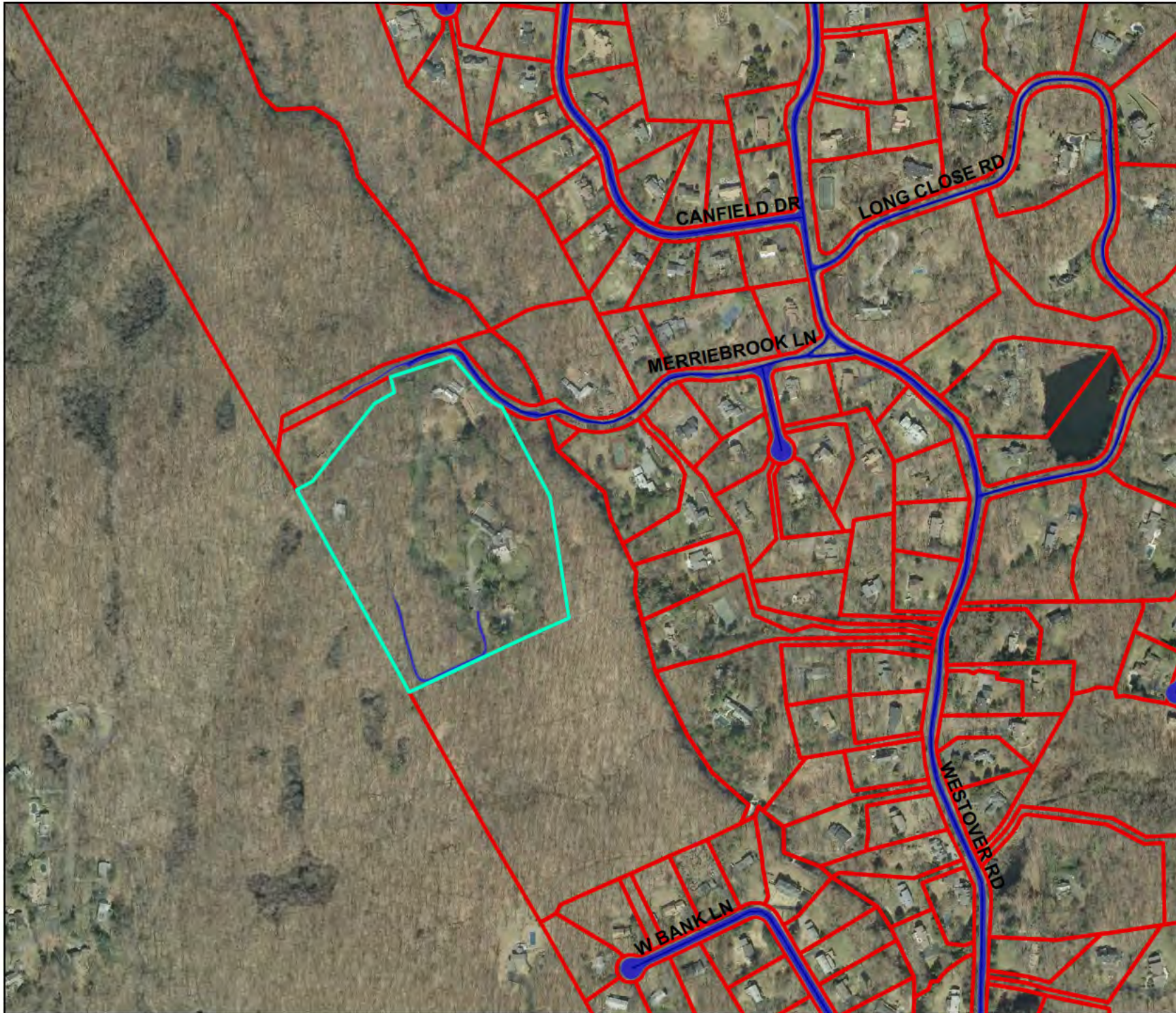
- a. Subject property borders Greenwich Town Line.
- b. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access and frontage from Merriebrook Lane.
- c. Subject property has no apparent waterbodies/watercourses located on the site.
- d. Subject property features moderate contouring throughout the site.
- e. Subject property is surrounded by properties with four different uses:
  - i. Exmpt Comm MDL-00
  - ii. Exempt Land Res
  - iii. Exmpt Comm MDL-94
  - iv. Single Family
- f. Deed restricted to three (3) residential buildings and accessory structures.

## **2. Conclusion**

- a. Subject property does not appear eligible for Soccer Club Use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property does not appear to hold practical development concerns.
  - iii. Deed restriction precludes use as Soccer Club.



# 359 Merriebrook Lane 004-2603



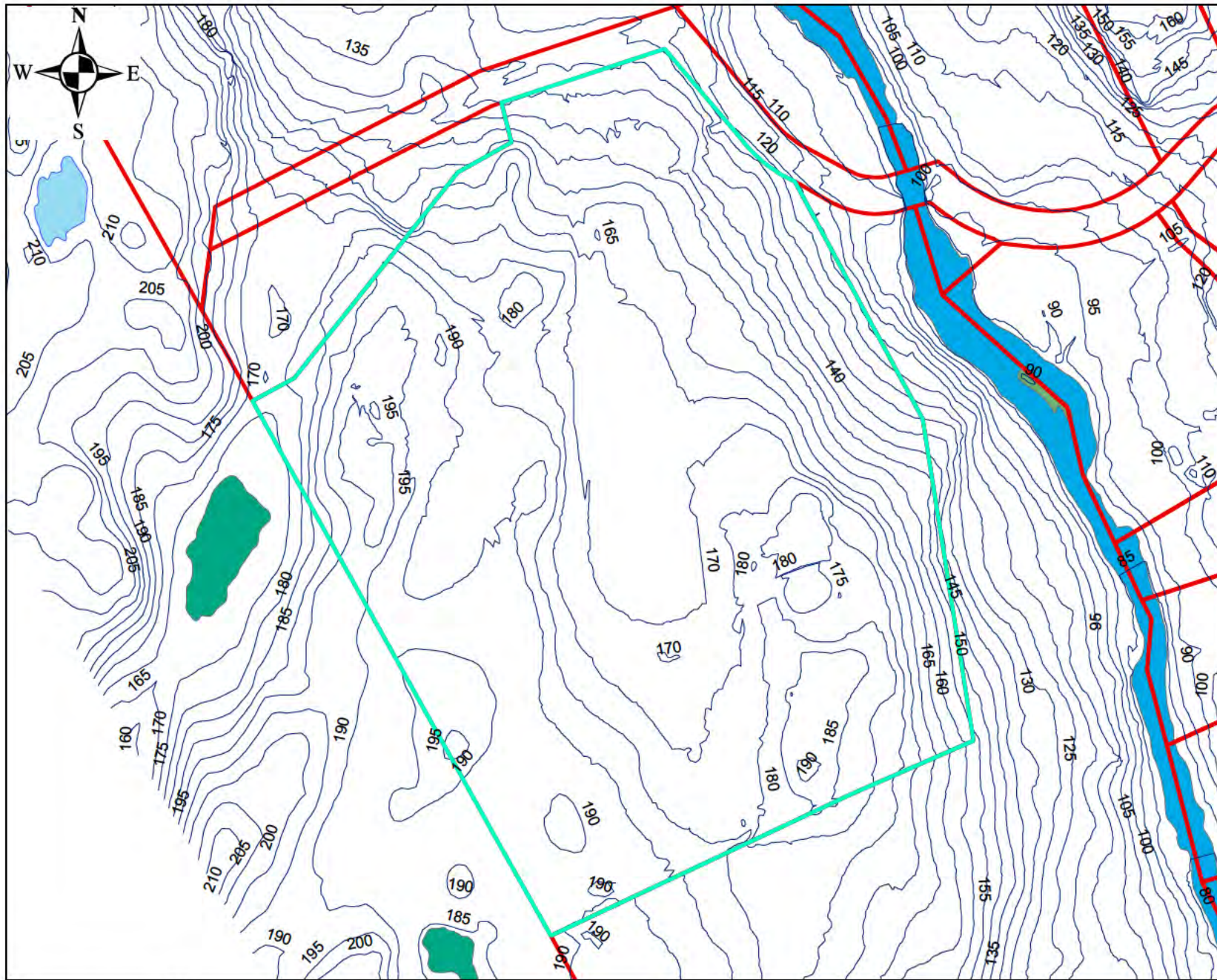
## Notes

- 17.3588 Acres
- RA-2



# 359 Merriebrook Lane 004-2603

## Topography



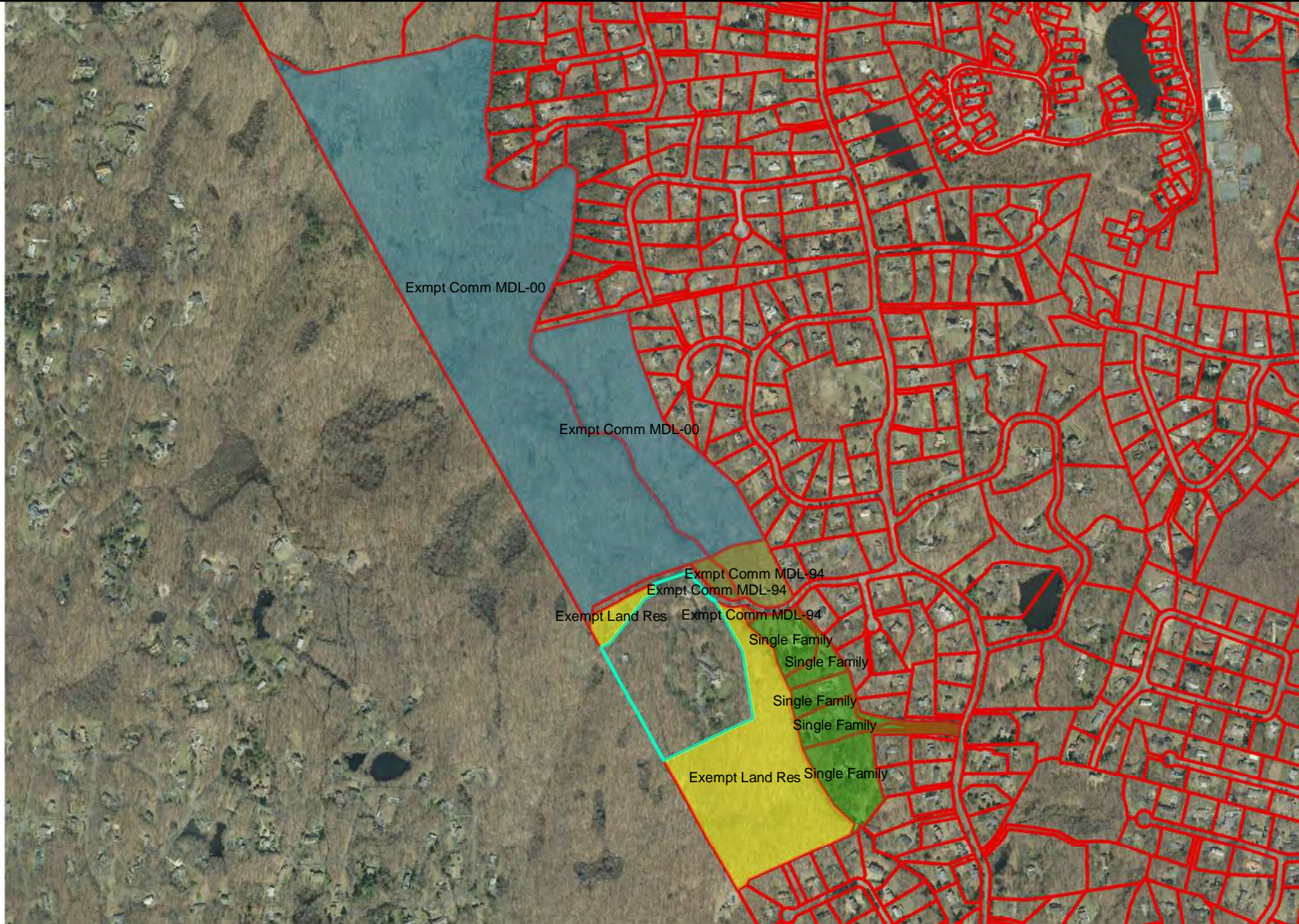
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

450 225 0 450 Feet



# 359 Merriebrook Lane 004-2603

## Surrounding Uses





**Subject Property:** 0 Riverbank Road  
**Parcel ID:** 004-2366

**Area:** 29.3317 Acres  
**Use:** Forest  
**Zone:** RA-2

## **1. Overview**

- a. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access and frontage from Den Road.
- b. Subject property appears to have waterbodies/watercourses located on the site.
  - i. A pond appears in the western area of the site.
- c. Subject property features moderate to significant contouring throughout the site.
- d. Subject property is surrounded by properties with three different uses:
  - i. Single Family
  - ii. Exempt Land Res
  - iii. Res Vac Land

## **2. Conclusion**

- a. Subject property appears eligible for Soccer Club use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property does not appear to hold practical development concerns.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 0 Riverbank Road 004-2366



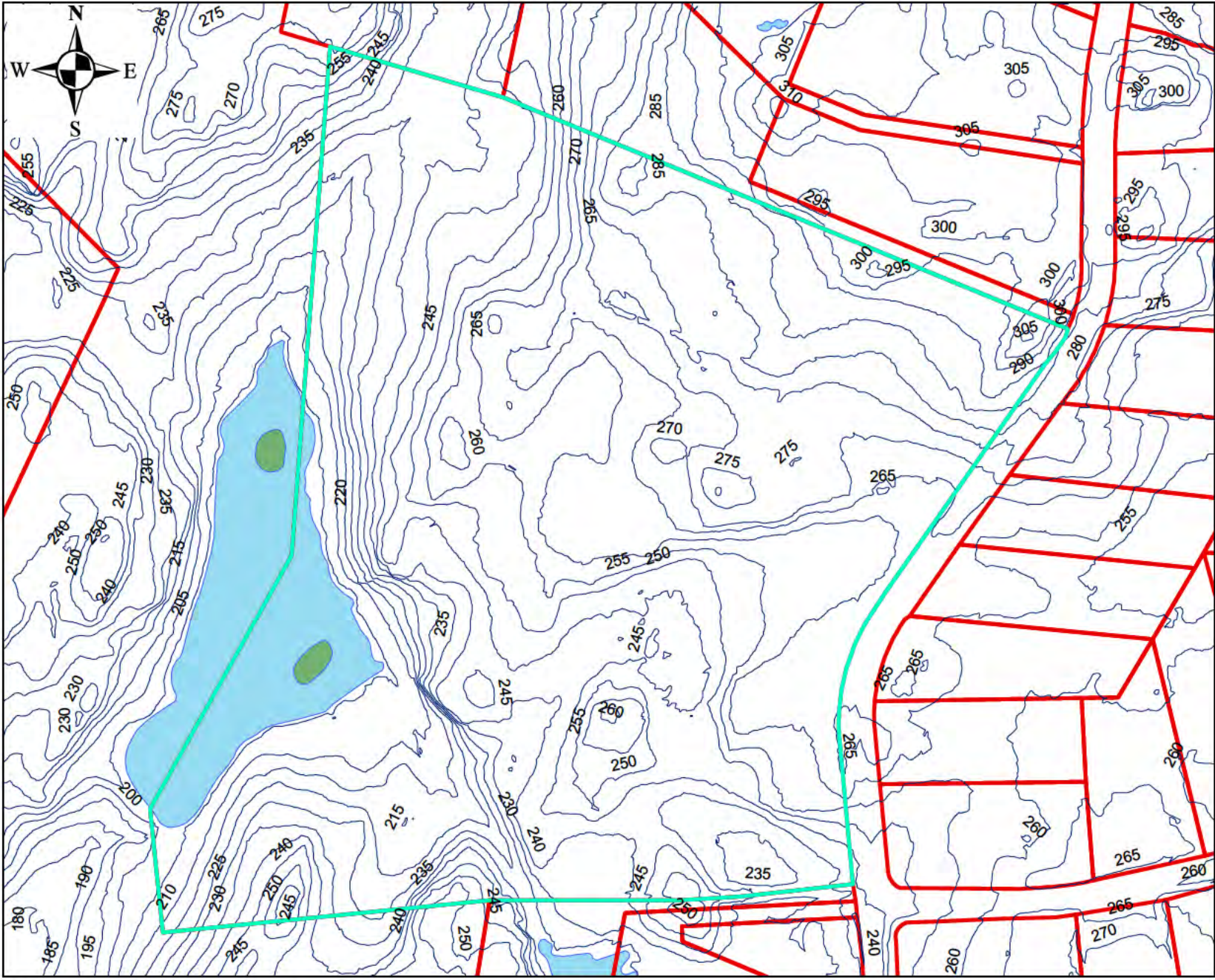
## Notes

-29.3317 Acres  
-RA-2



# 0 Riverbank Road 004-2366

## Topography



- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

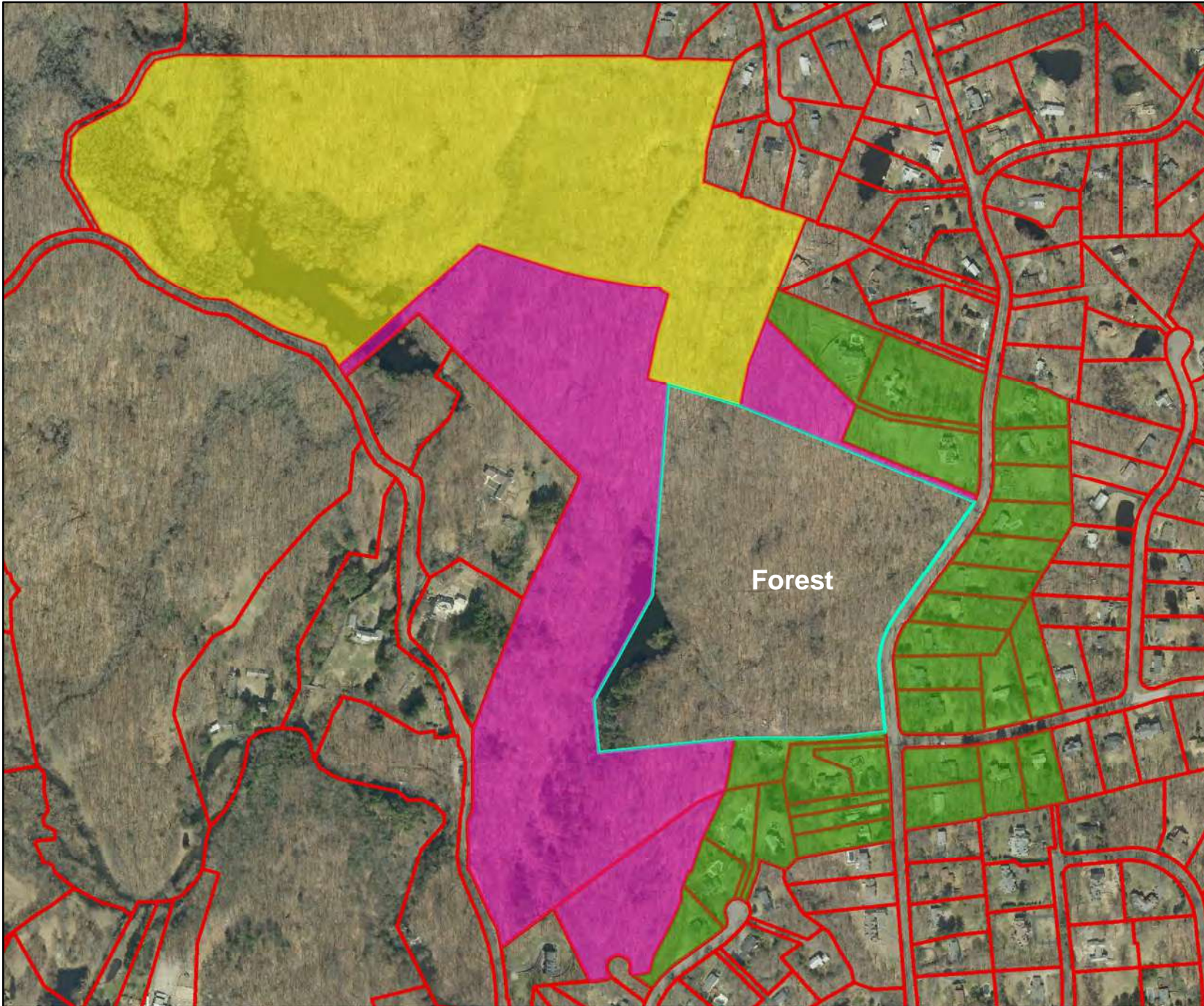
450 225 0 450 Feet





# 0 Riverbank Road 004-2366

Surrounding Uses



## Use

- Exempt Land Res
- Res Vac Land
- Single Family



**Subject Property:** 0 Riverbank Road  
**Parcel ID:** 004-2419

**Area:** 34.3747 Acres  
**Use:** Res Vac Land  
**Zone:** RA-2

## **1. Overview**

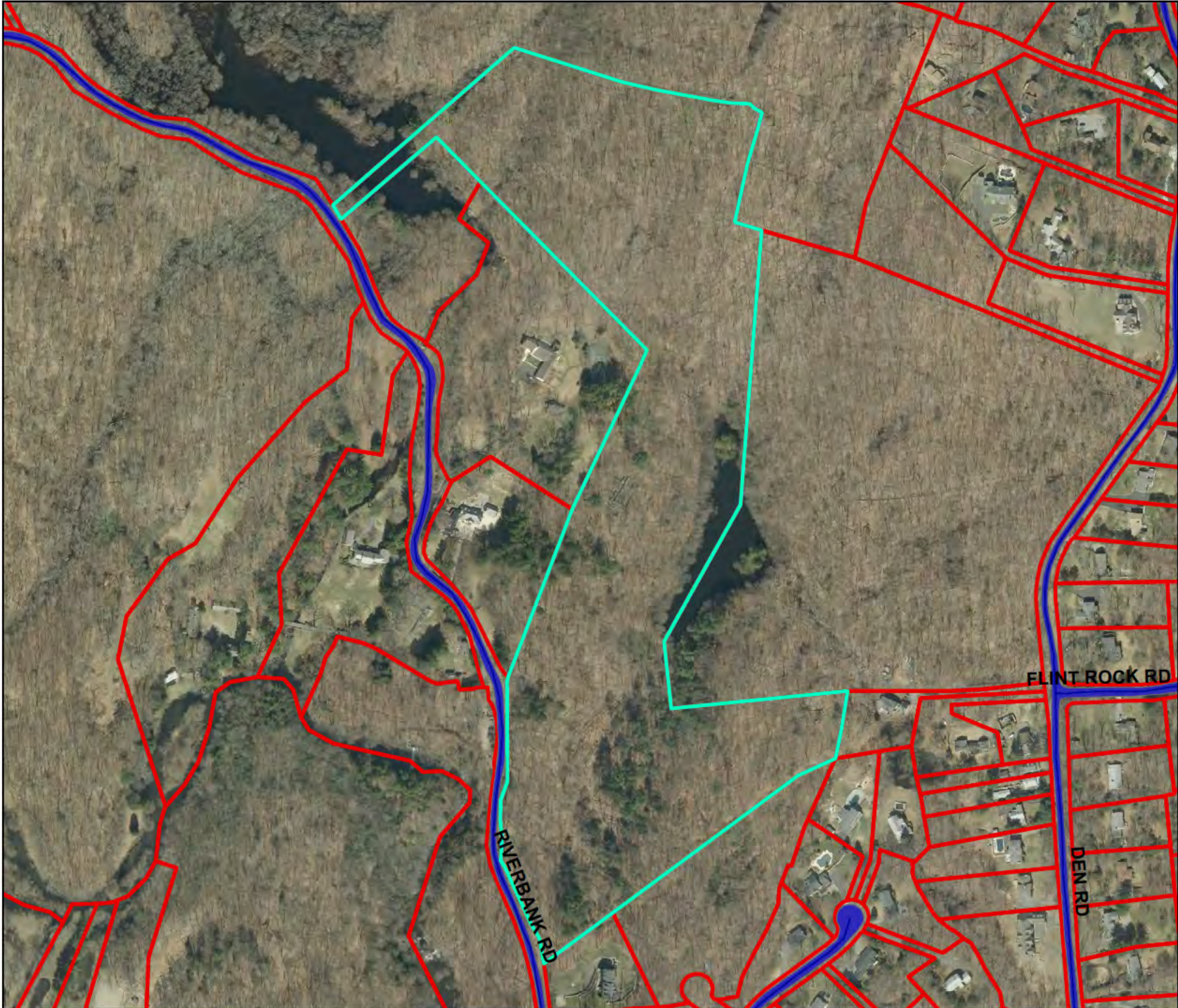
- a. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access from Riverbank Road at two different locations.
  - ii. Frontage from Riverbank Road at south location.
- b. Subject property appears to have waterbodies/watercourses located on the site.
  - i. A pond appears in the narrow middle, eastern area of the property.
  - ii. A river appears going across the north road access location.
- c. Subject property features significant contouring throughout the site.
- d. Subject property is surrounded by properties with four different uses:
  - i. Single Family
  - ii. Exempt Land Res
  - iii. Res Vac Land
  - iv. Forest

## **2. Conclusion**

- a. Subject property does not appear eligible for Soccer Club use.
  - i. Subject property does not have adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property holds practical development concerns.
    1. Significant portions of the site are consumed by watercourses and contouring.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 0 Riverbank Road 004-2419



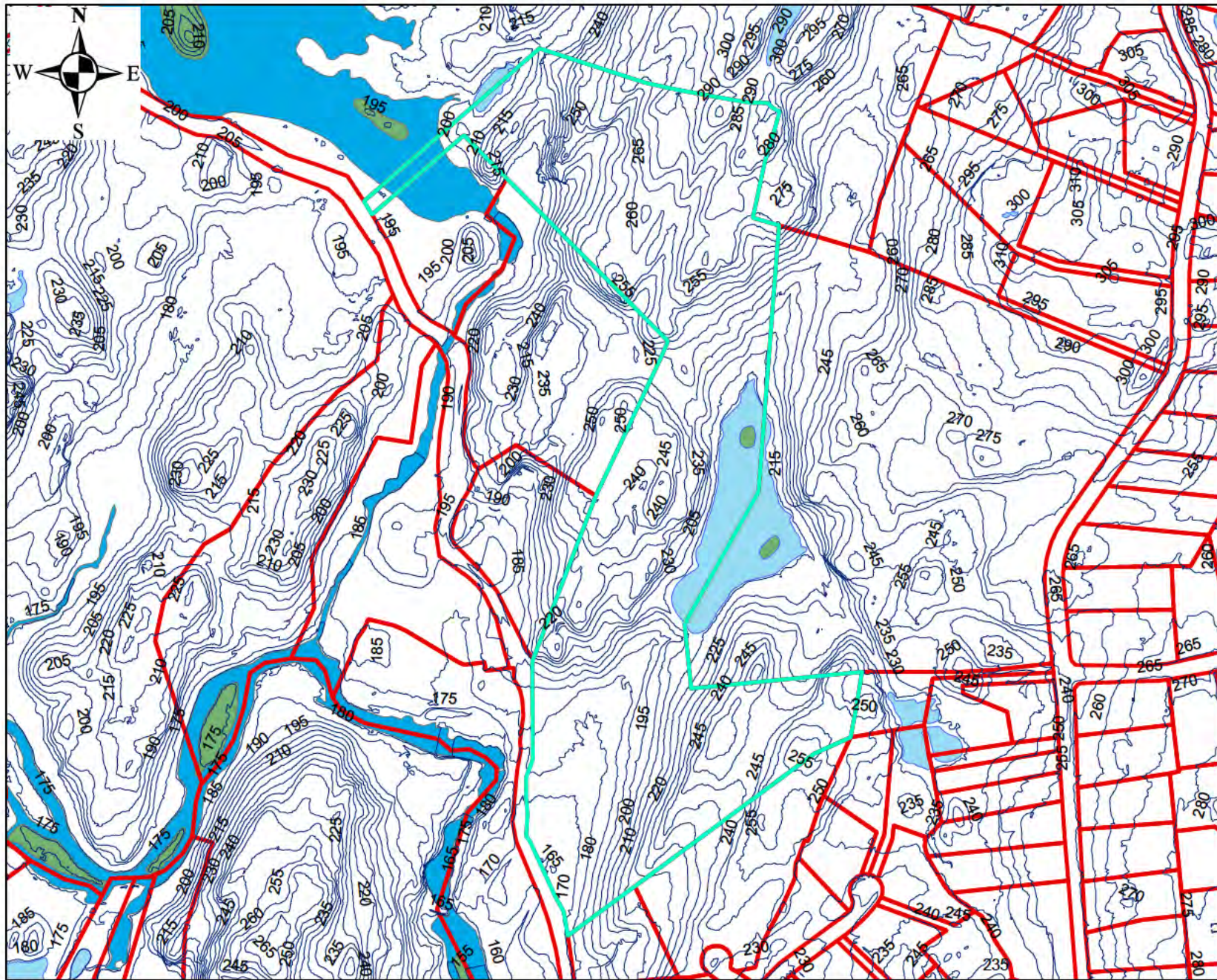
## Notes

-34.3747 Acres  
-RA-2



# 0 Riverbank Road 004-2419

## Topography



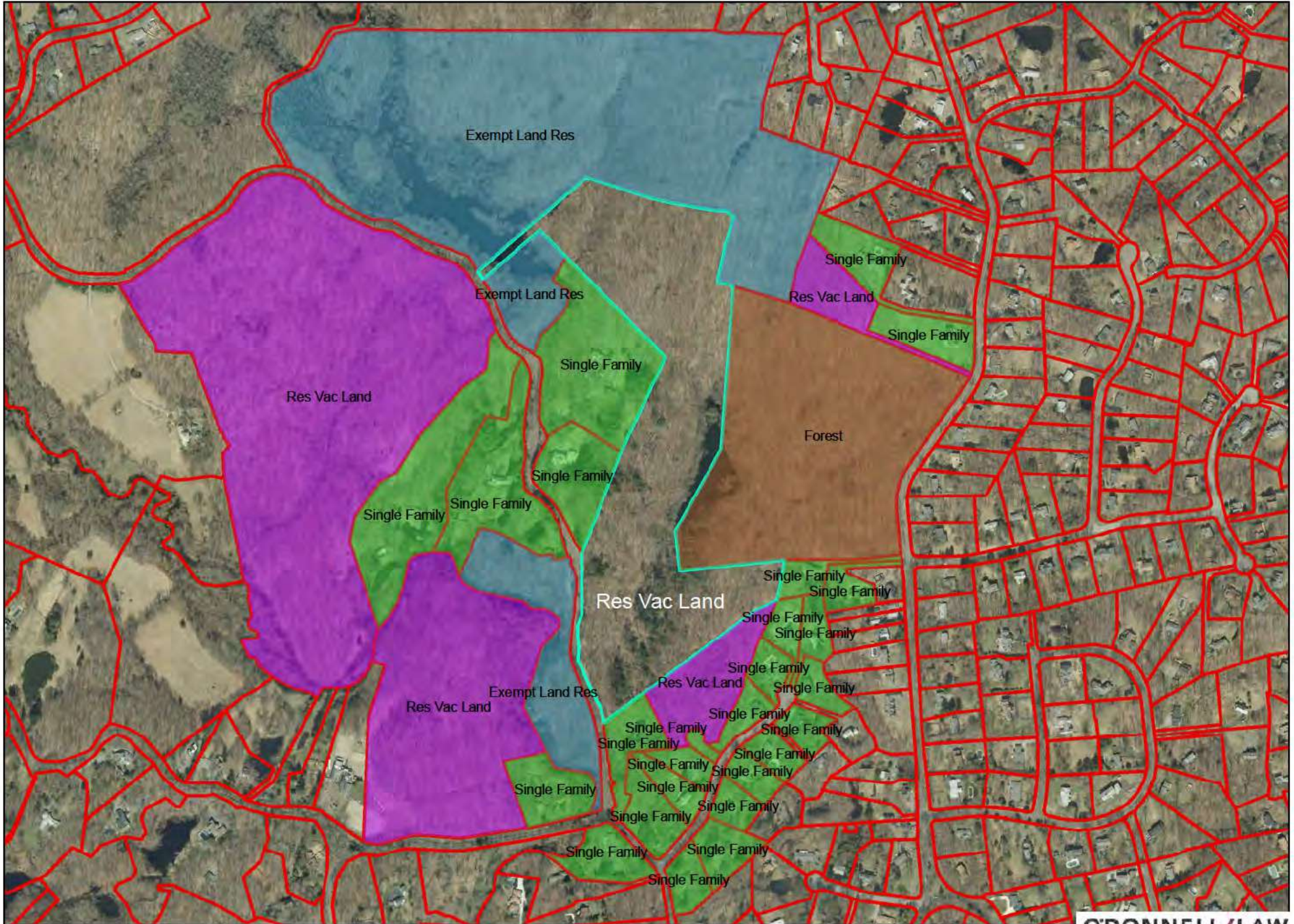
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

450 225 0 450 Feet



# 0 Riverbank Road 004-2419

## Surrounding Uses





**Subject Property:** 536 Riverbank Road  
**Parcel ID:** 000-0313

**Area:** 24.1028 Acres  
**Use:** Single Family  
**Zone:** RA-3

## **1. Overview**

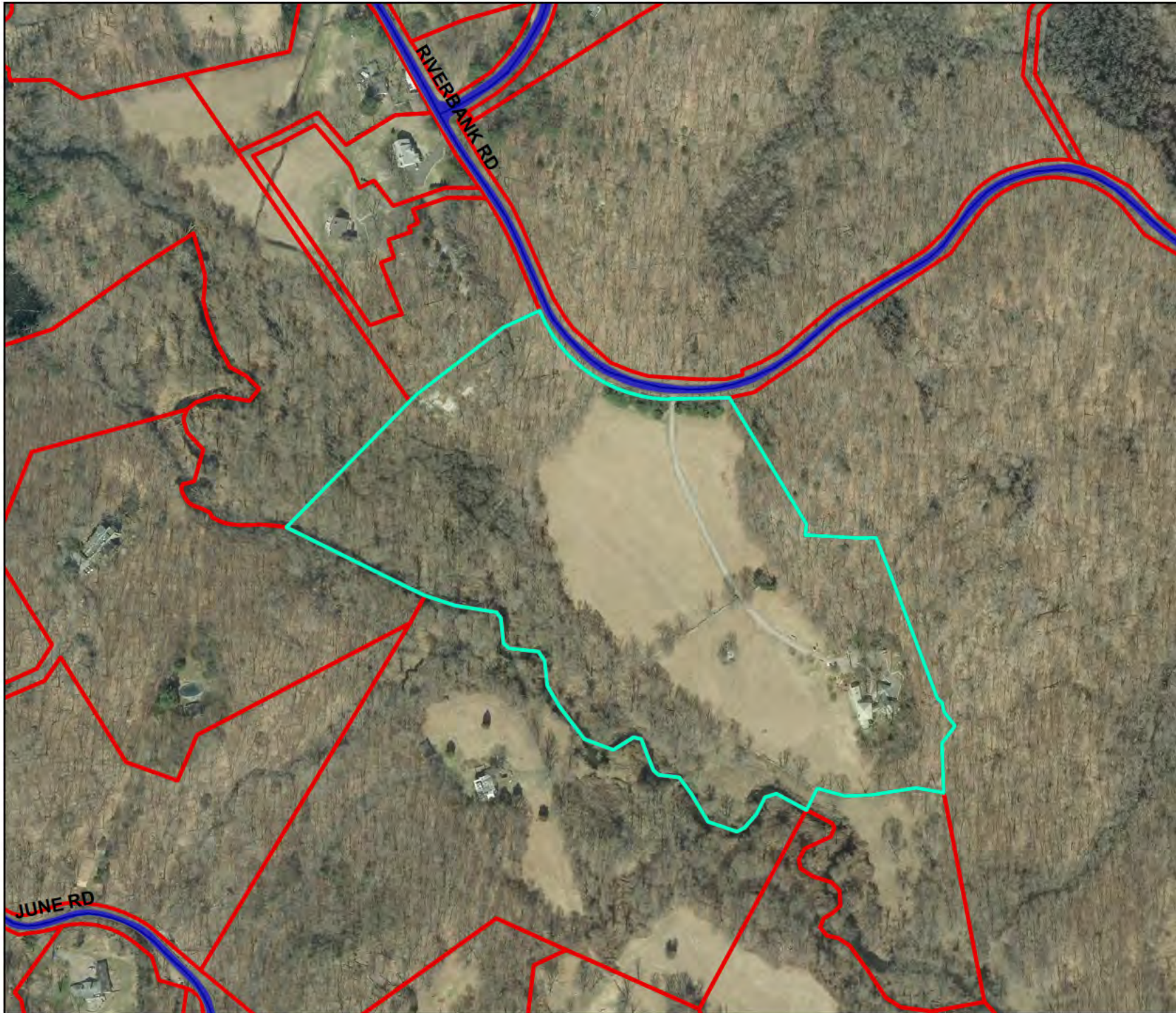
- a. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access and frontage from Riverbank Road.
- b. Subject property appears to have waterbodies/watercourses located on the site.
  - i. A pond appears in the western area of the site.
  - ii. A river runs west to east in the lower southern area of the site.
- c. Subject property features moderate to significant contouring throughout the site.
- d. Subject property is surrounded by properties with five different uses:
  - i. Exmpt 490 MDL-00
  - ii. Forest
  - iii. Exempt Land Res
  - iv. Res Vac Land
  - v. Single Family

## **2. Conclusion**

- a. Subject property appears eligible for Soccer Club use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property does not appear to hold practical development concerns.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 536 Riverbank Road 000-0313



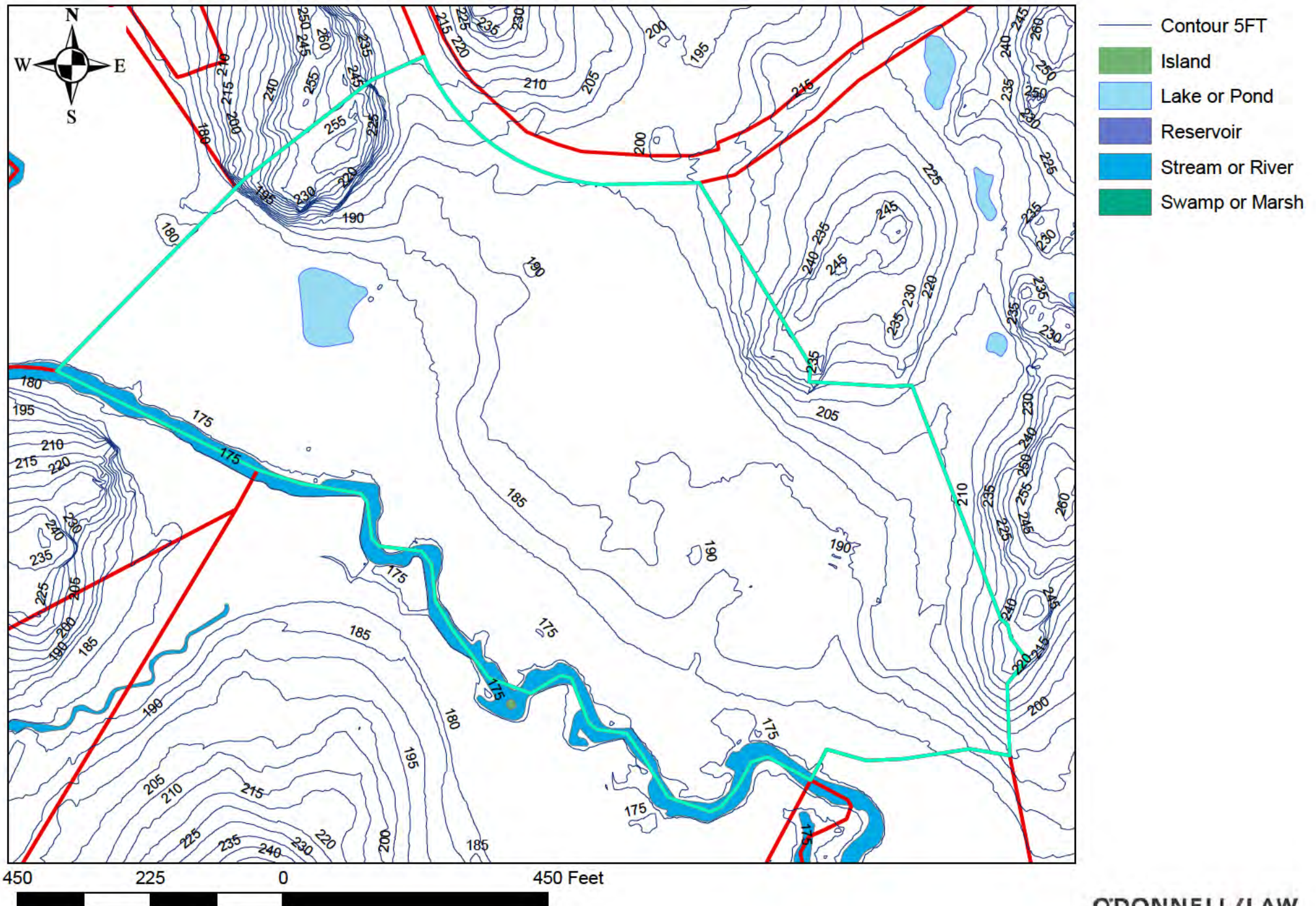
## Notes

-24.1028 Acres  
-RA-3



# 536 Riverbank Road 000-0313

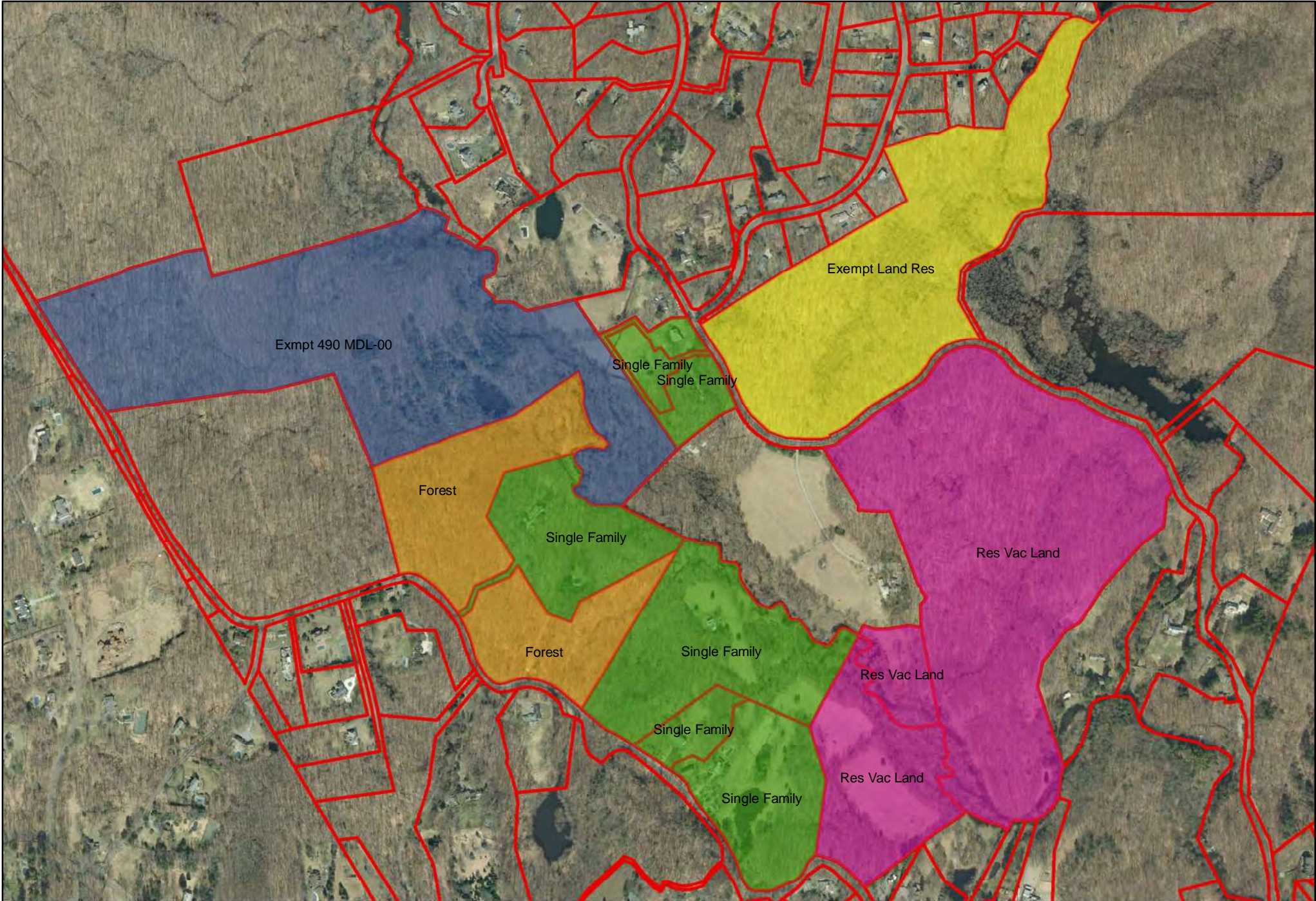
## Topography





# 536 Riverbank Road 000-0313

## Surrounding Uses





**Subject Property:** 0 Riverbank Road  
**Parcel ID:** 004-2377

**Area:** 55.6413 Acres  
**Use:** Res Vac Land  
**Zone:** RA-3

## **1. Overview**

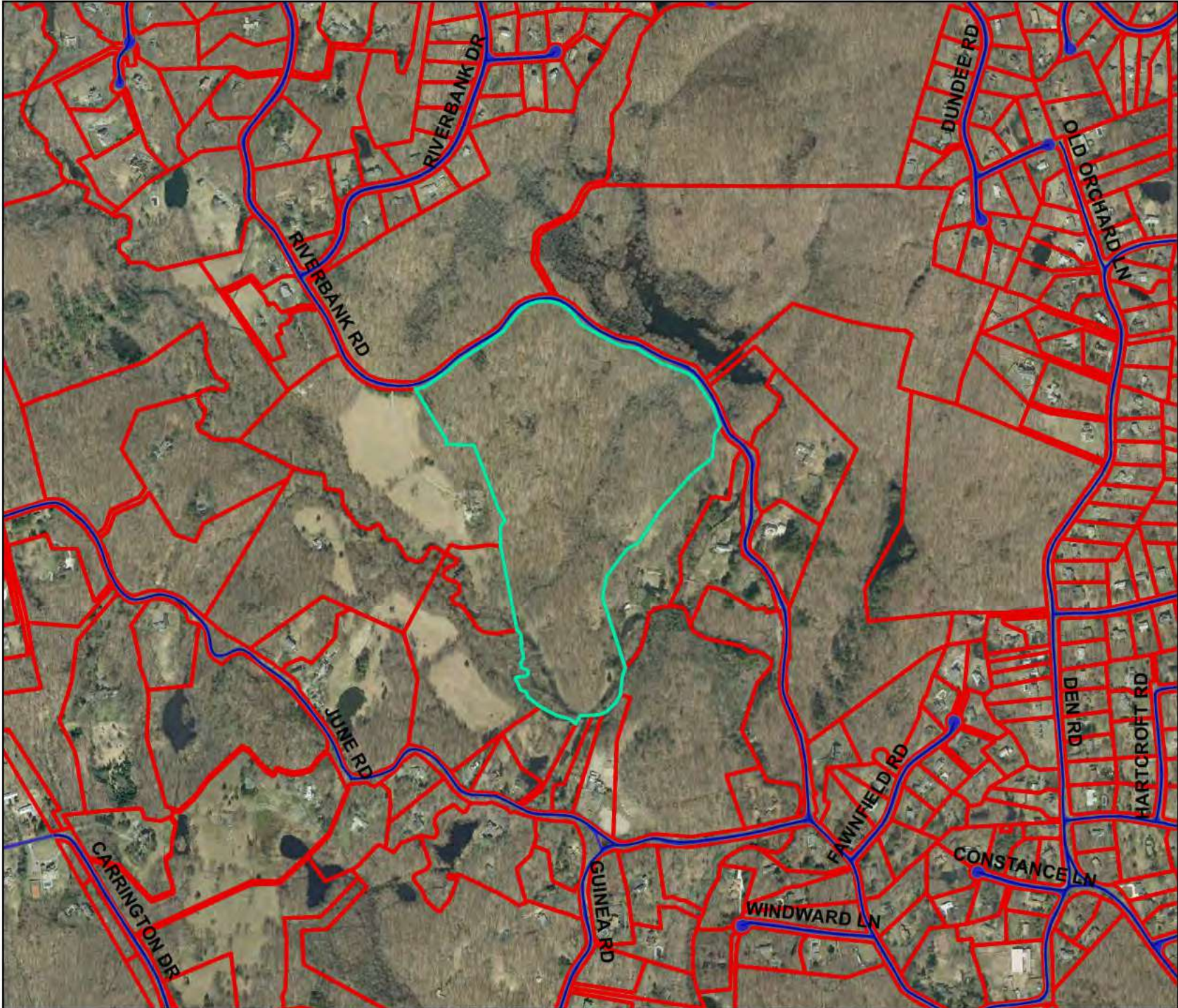
- a. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access and frontage from Riverbank Road.
- b. Subject property appears to have waterbodies/watercourses located on the site.
  - i. A river appears in the southwestern area of the site.
  - ii. Some small ponds appear scattered in the northwestern area of the site.
- c. Subject property features significant contouring throughout the site.
- d. Subject property is surrounded by properties with three different uses:
  - i. Single Family
  - ii. Exempt Land Res
  - iii. Res Vac Land

## **2. Conclusion**

- a. Subject property does not appear eligible for Soccer Club use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property holds practical development concerns.
    1. Significant portions of the site are consumed by watercourses and contouring.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 0 Riverbank Road 004-2377



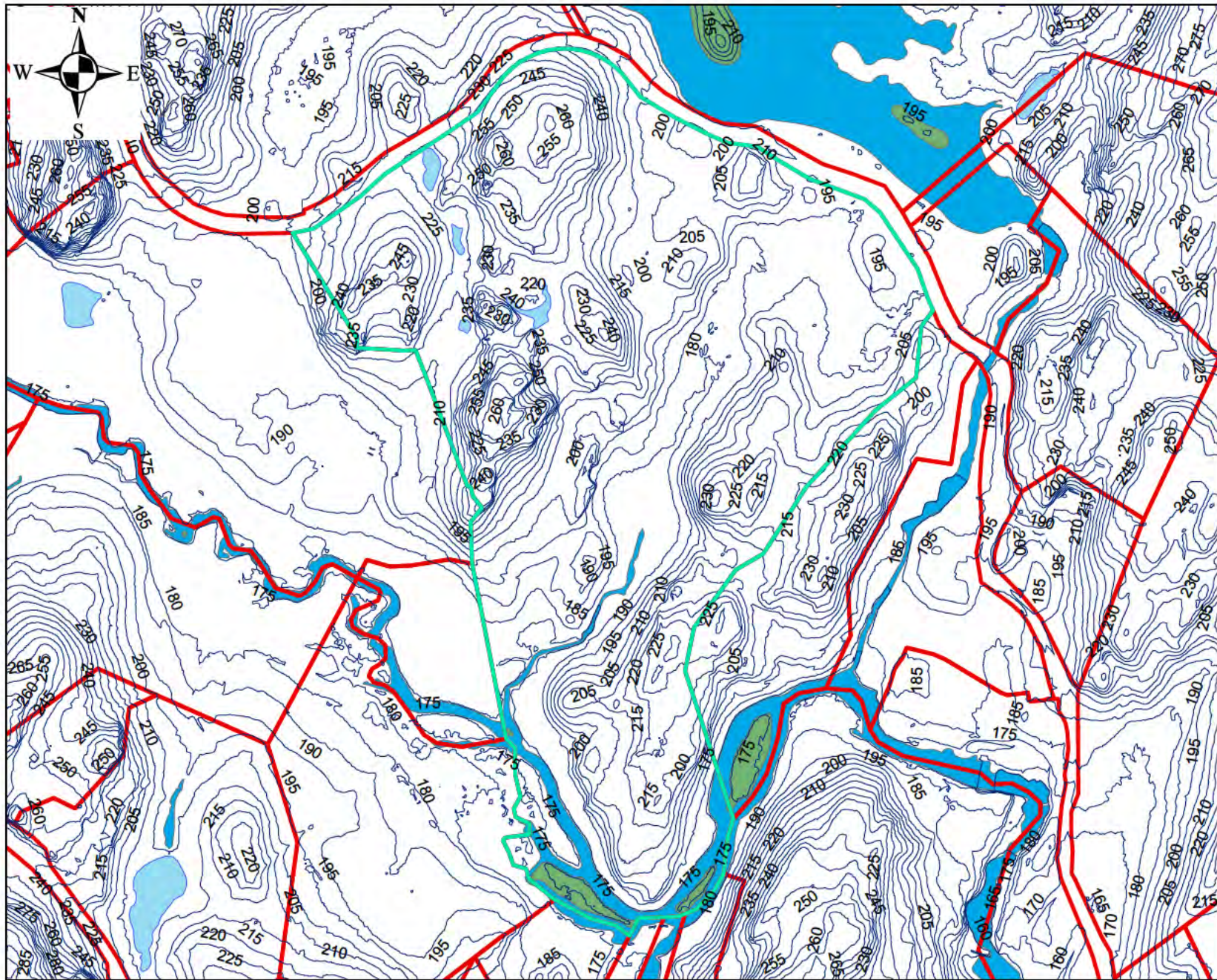
### Notes

-55.6413 Acres  
-RA-3



# 0 Riverbank Road 004-2377

## Topography



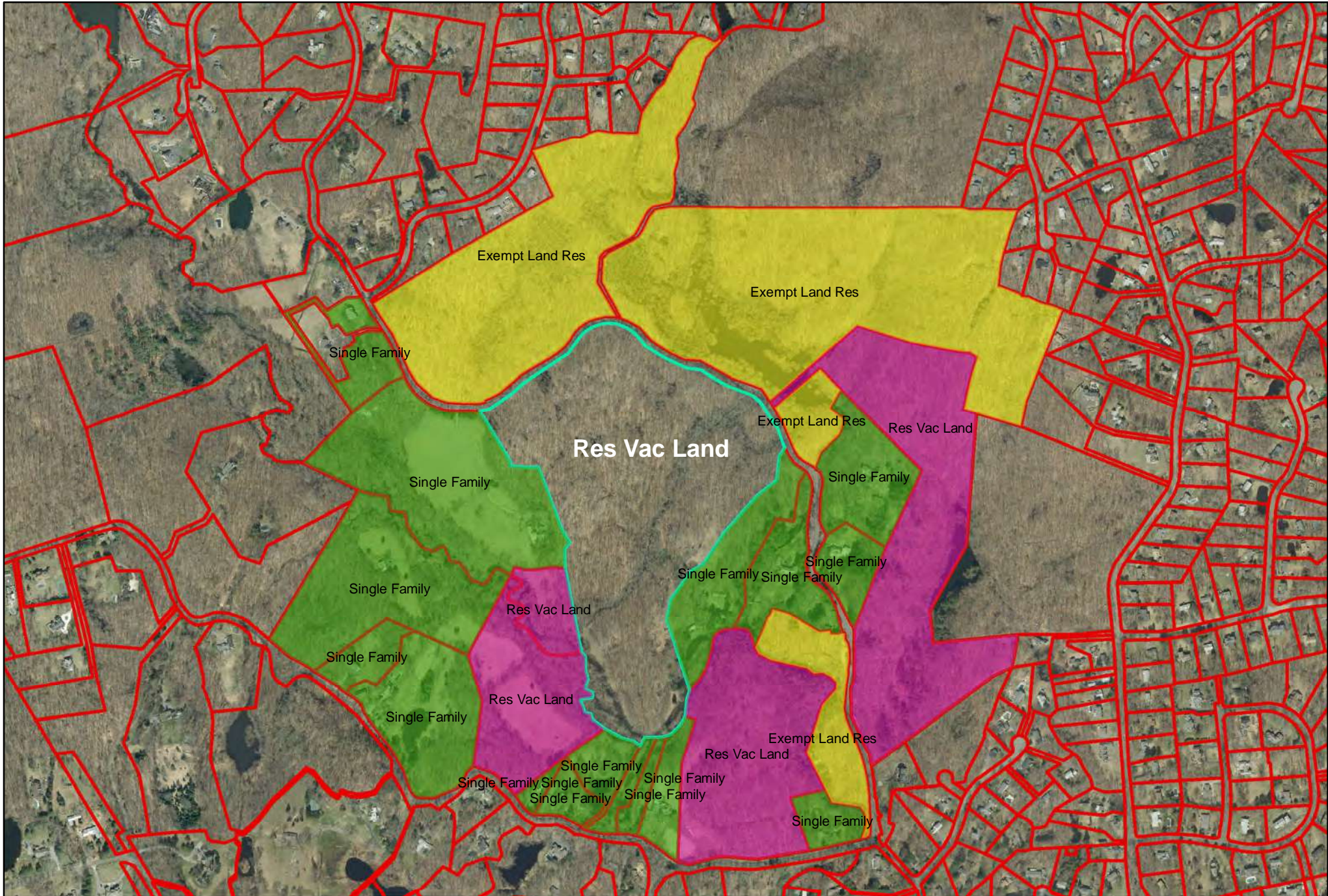
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

450 225 0 450 Feet



# 0 Riverbank Road 004-2377

## Surrounding Uses





**Subject Property:** 1021 Rock Rimmon Road  
**Parcel ID:** 001-7029

**Area:** 16.7615 Acres  
**Use:** Single Family  
**Zone:** RA-2

## **1. Overview**

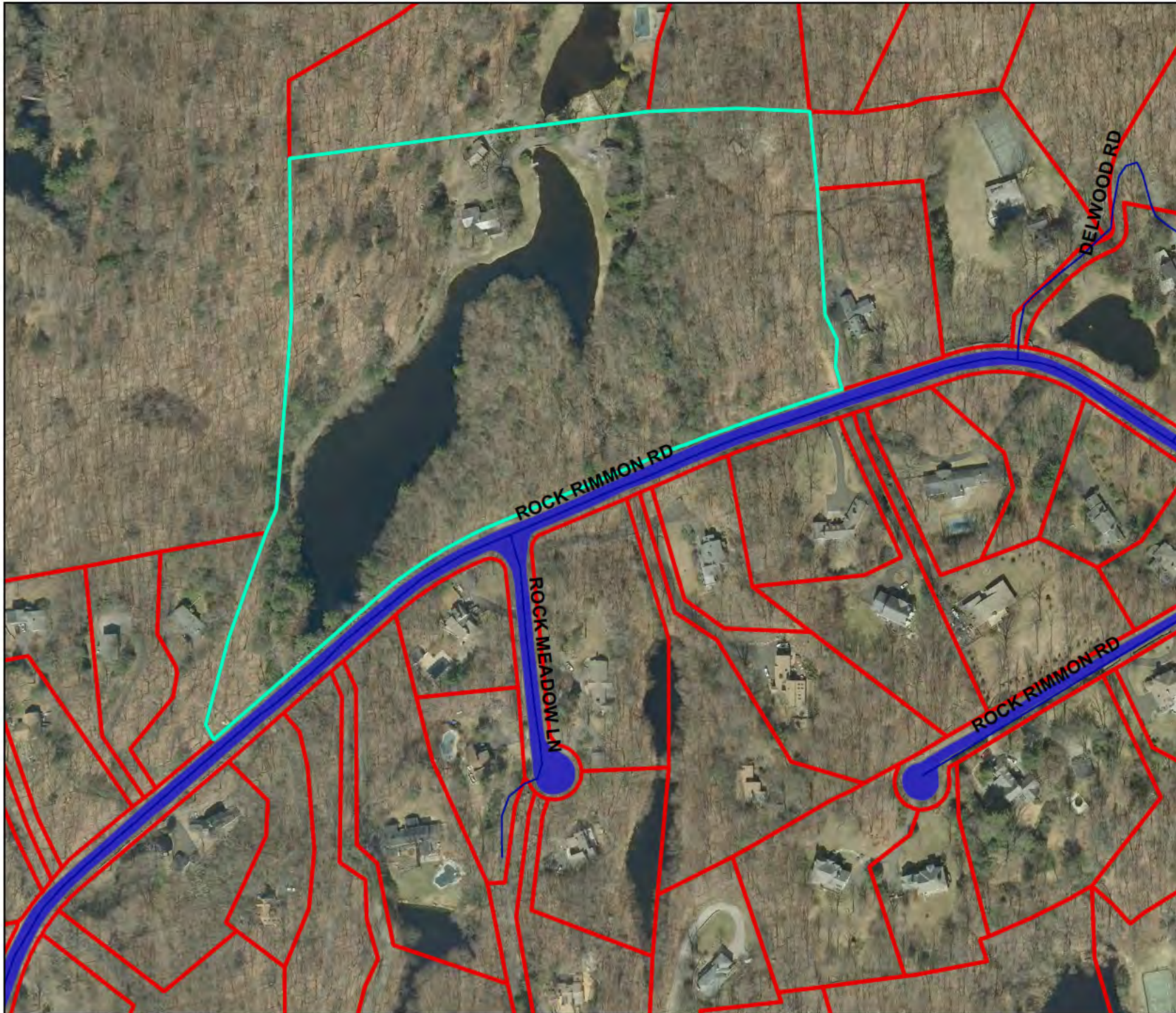
- a. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access and frontage from Rock Rimmon Road.
- b. Subject property appears to have waterbodies located on the site.
  - i. A large pond appears in the western half area of the site.
- c. Subject property features significant contouring in the eastern area of the site.
- d. Subject property is surrounded by properties with two different uses:
  - i. Single Family
  - ii. Res Vac Land

## **2. Conclusion**

- a. Subject property does not appear eligible for Soccer Club use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property holds practical development concerns.
    1. Significant portions of the site are consumed by watercourses and contouring.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 1021 Rock Rimmon Road 001-7029



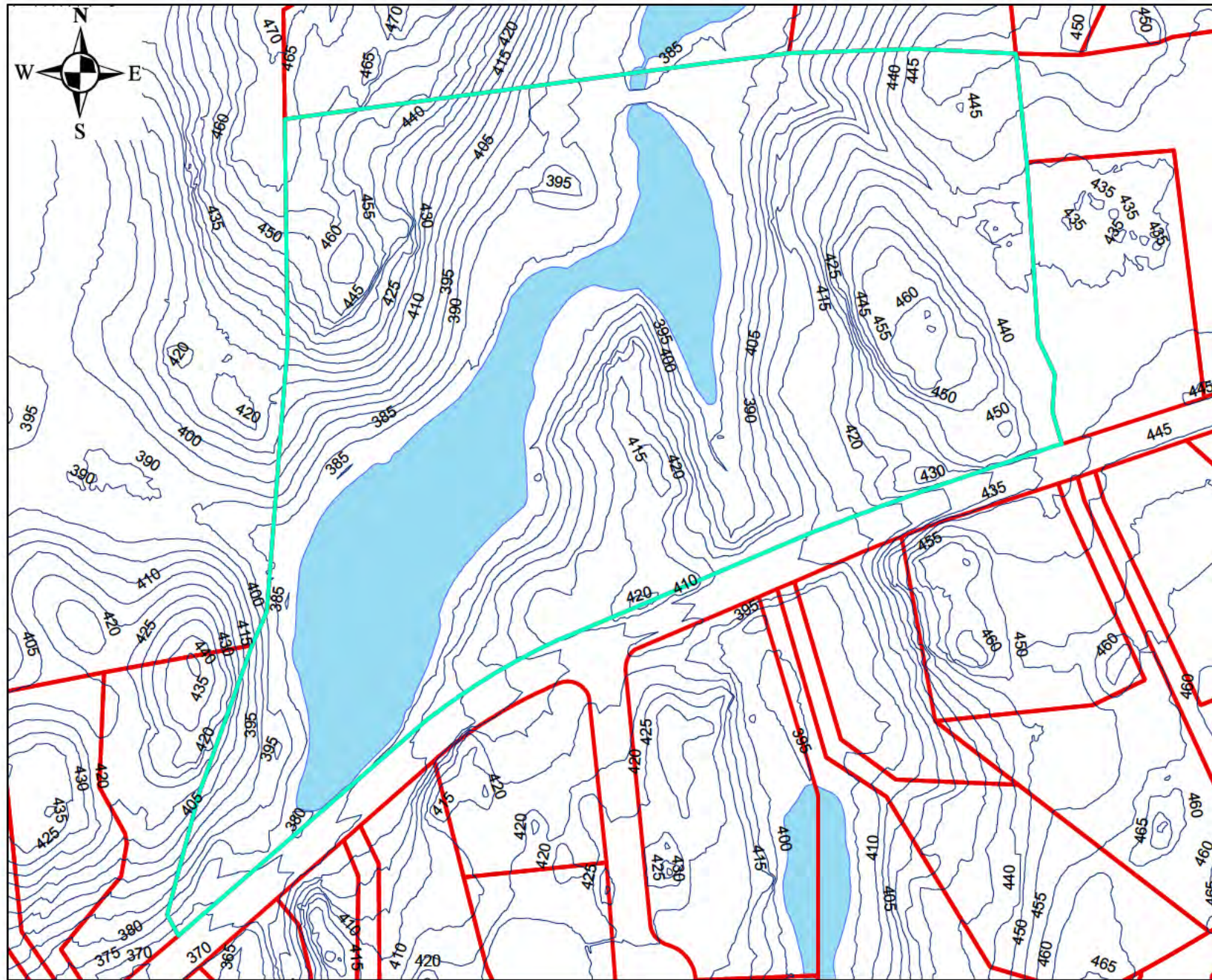
## Notes

-16.7615 Acres  
-RA-2



# 1021 Rock Rimmon Road 001-7029

## Topography



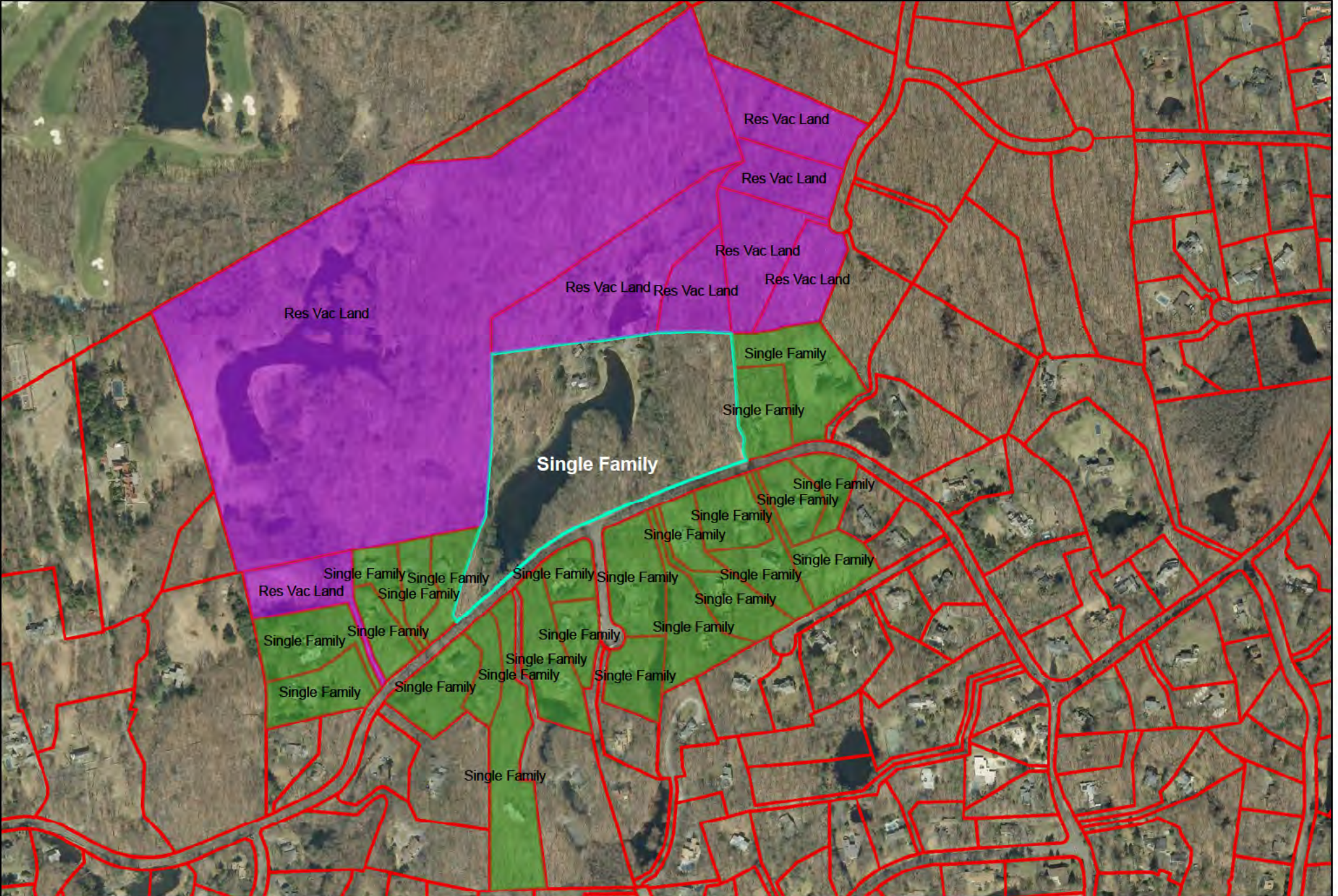
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

450 225 0 450 Feet



# 1021 Rock Rimmon Road 001-7029

## Surrounding Uses





**Subject Property:** 0 Rock Rimmon Road  
**Parcel ID:** 003-0964

**Area:** 18.2759 Acres  
**Use:** Exempt Land Res  
**Zone:** RA-2

## **1. Overview**

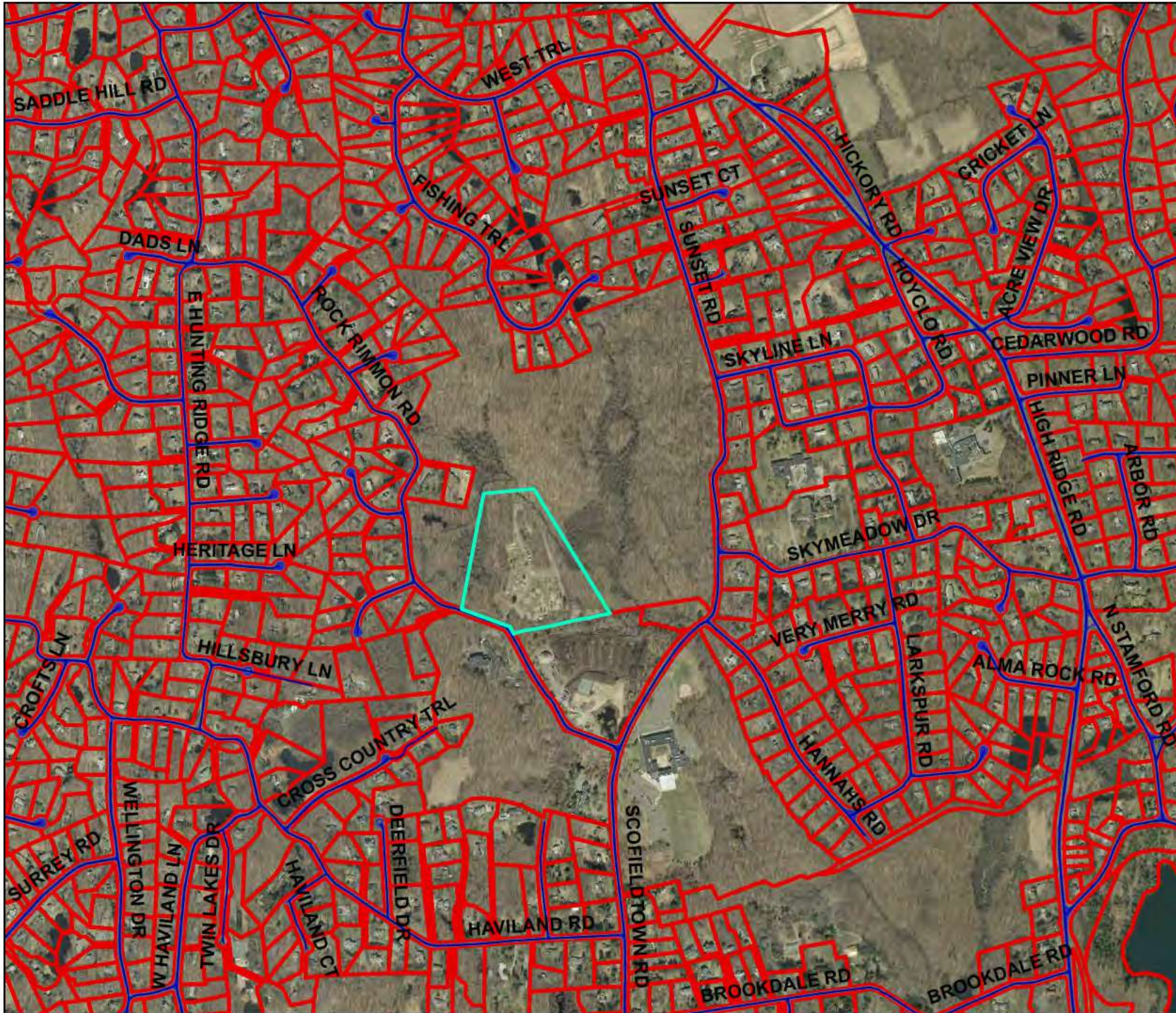
- b. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access and frontage from Rock Rimmon Road.
- b. Subject property appears to have waterbodies/watercourses located on the site.
  - i. A stream appears running north to south in the eastern area of the site.
  - ii. Some swamp appears in the western and eastern areas of the site.
- c. Subject property features moderate contouring throughout the site.
- d. Subject property appears to be used as a cemetery.
- e. Subject property is surrounded by properties with four different uses:
  - i. Single Family
  - ii. Exempt Land Res
  - iii. Commercial MDL-00
  - iv. Exempt Comm MDL-96

## **2. Conclusion**

- a. Subject property does not appear eligible for Soccer Club Uses:
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property holds practical development concerns.
    - 1. Subject property's current use precludes change to Soccer Club.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 0 Rock Rimmon Road 003-0964



## Notes

-18.2759 Acres  
-RA-2



# 0 Rock Rimmon Road 003-0964

## Topography



- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

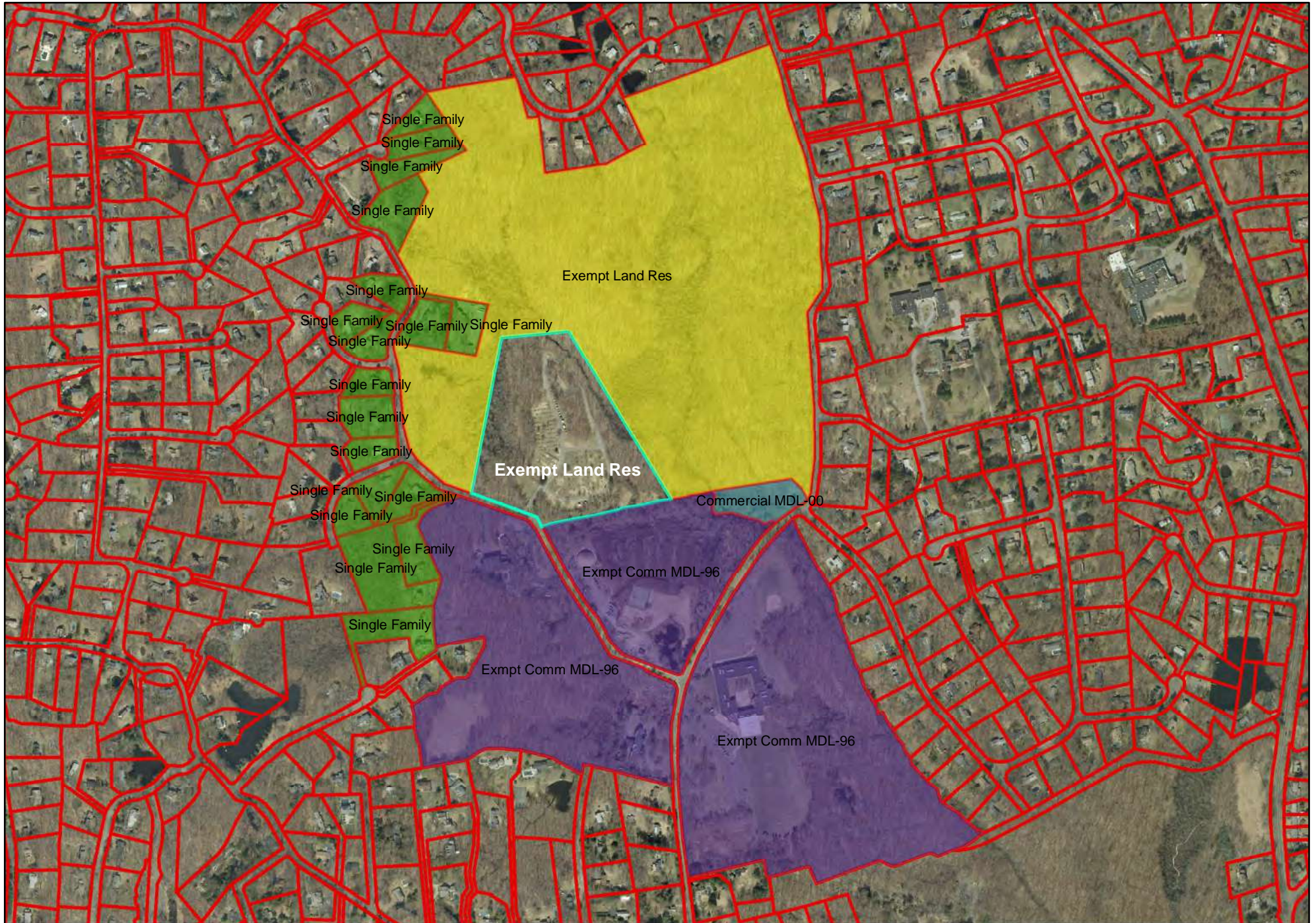
450      225      0      450 Feet





# 0 Rock Rimmon Road 003-0964

## Surrounding Uses





**Subject Property:** 0 Rock Rimmon Road  
**Parcel ID:** 003-0963

**Area:** 95.9588 Acres  
**Use:** Exempt Land Res  
**Zone:** RA-2

## 1. Overview

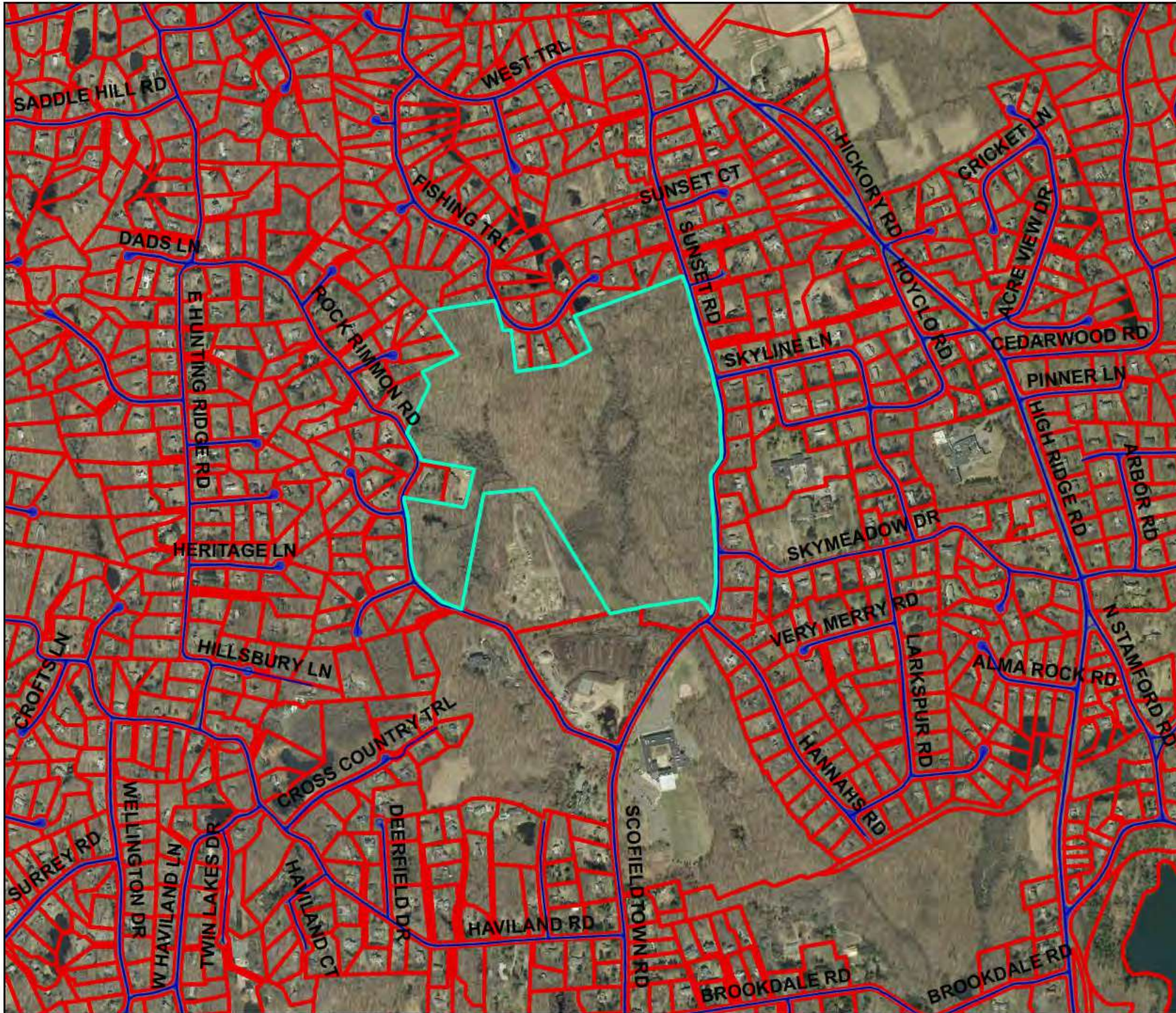
- a. Subject property appears to have adequate frontage and accessibility from roads.
  - i. Access and frontage from Sunset Road.
  - ii. Access and frontage from Rock Rimmon Road.
- b. Subject property appears to have waterbodies/watercourses located on the site.
  - i. A stream appears running north to south in the eastern area of the site.
  - ii. A small swamp and pond appears in the southwest area of site.
- c. Subject property features significant contouring throughout the site.
- d. Subject property is surrounded by properties with five different uses:
  - i. Commercial MDL-00
  - ii. Exempt Land Res
  - iii. Exmpt Comm MDL-96
  - iv. Exmpt CommMDL-96
  - v. Single Family

## 2. Conclusion

- a. Subject property appears eligible for Soccer Club use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property does not appear to hold practical development concerns.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 0 Rock Rimmon Road 003-0963



## Notes

-95.9588 Acres  
-RA-2



# 0 Rock Rimmon Road 003-0963

## Topography



- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

450 225 0 450 Feet



# 0 Rock Rimmon Road 003-0963

## Surrounding Uses



### Surrounding Area

#### Use

- Comercial MDL-00
- Exempt Land Res
- Exmpt Comm MDL-94
- Exmpt Comm MDL-96
- Single Family



**Subject Property:** 0 Rock Rimmon Road  
**Parcel ID:** 001-6804

**Area:** 51.535 Acres  
**Use:** Res Vac Land  
**Zone:** RA-2

## **1. Overview**

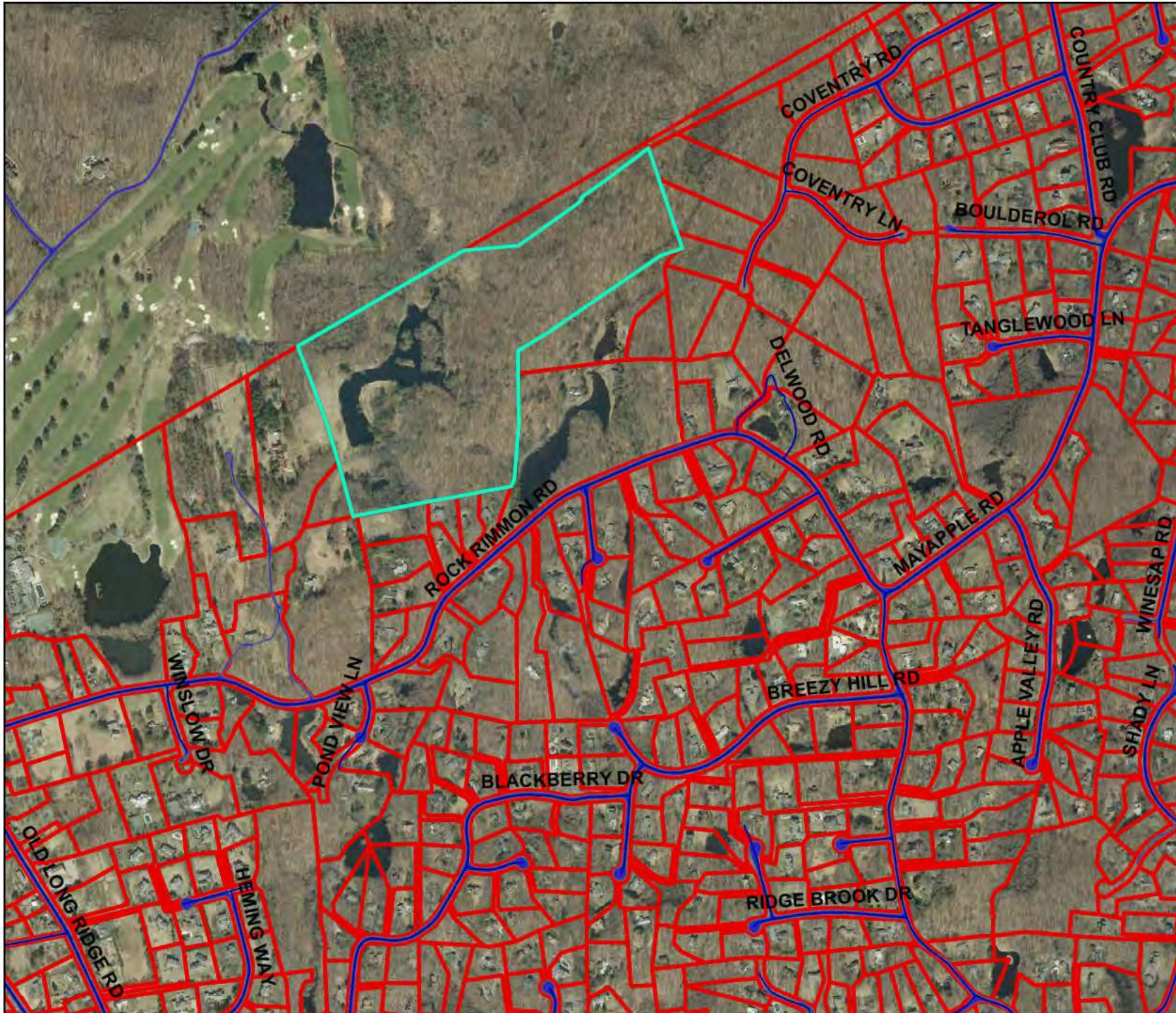
- a. Subject property borders New York State Line.
- b. Subject property appears to lack adequate frontage and accessibility from road.
  - i. No access points.
- c. Subject property appears to have waterbodies/watercourses located on the site.
  - i. A pond and stream appear in the western area of the site.
- d. Subject property features significant contouring in the eastern area of the site.
- e. Subject property is surrounded by properties with two different uses:
  - i. Res Vac Land
  - ii. Single Family

## **2. Conclusion**

- a. Subject property does not appear eligible for Soccer Club use.
  - i. Subject property does not have adequate topography to accommodate a Soccer Club under bulk zoning regulations.
    1. Property does not have frontage.
  - ii. Subject property holds practical development concerns.
    1. Significant portions of the site are consumed by watercourses and contouring.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 0 Rock Rimmon Road 001-6804



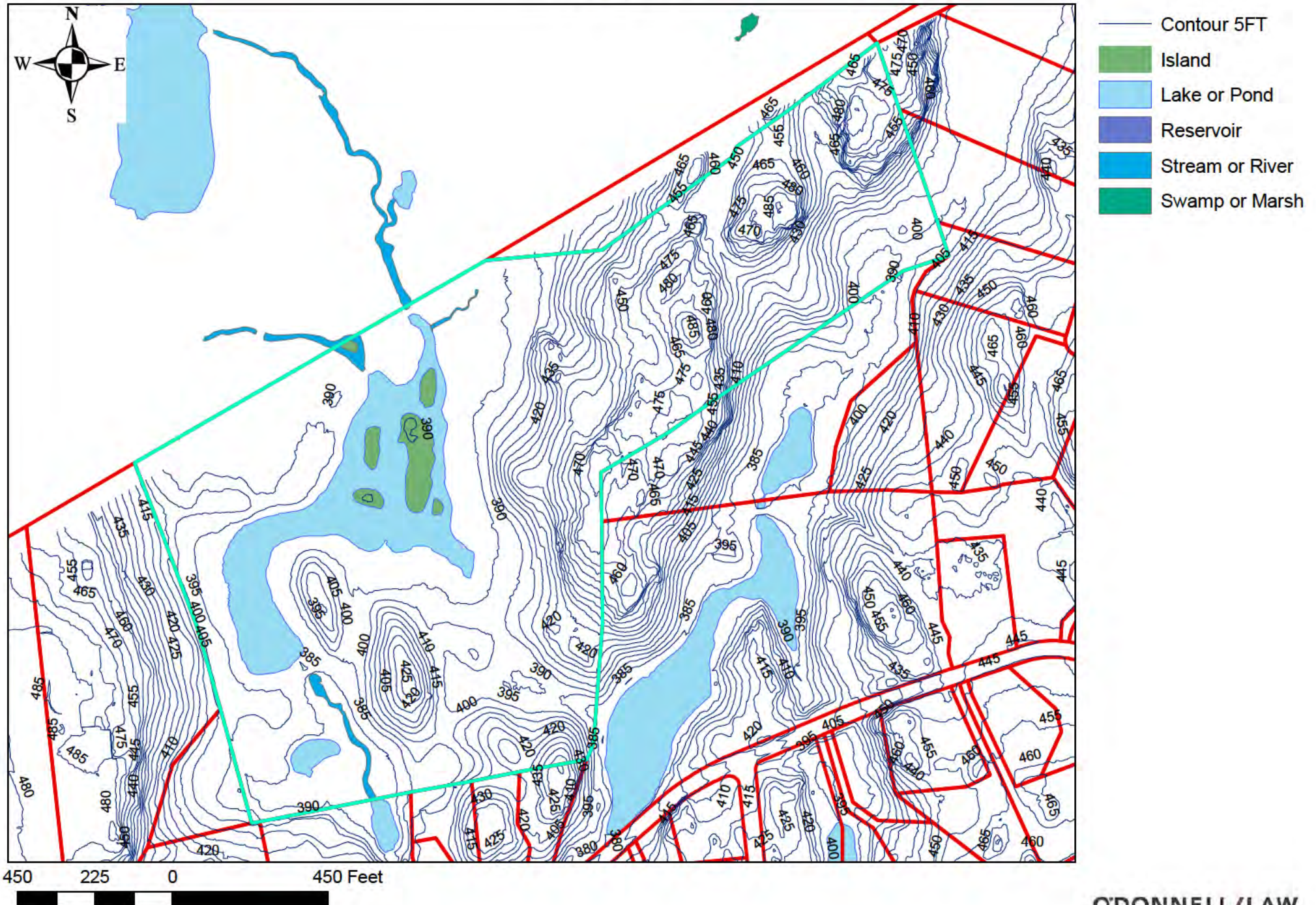
## Notes

-51.535 Acres  
-RA-2



# 0 Rock Rimmon Road 001-6804

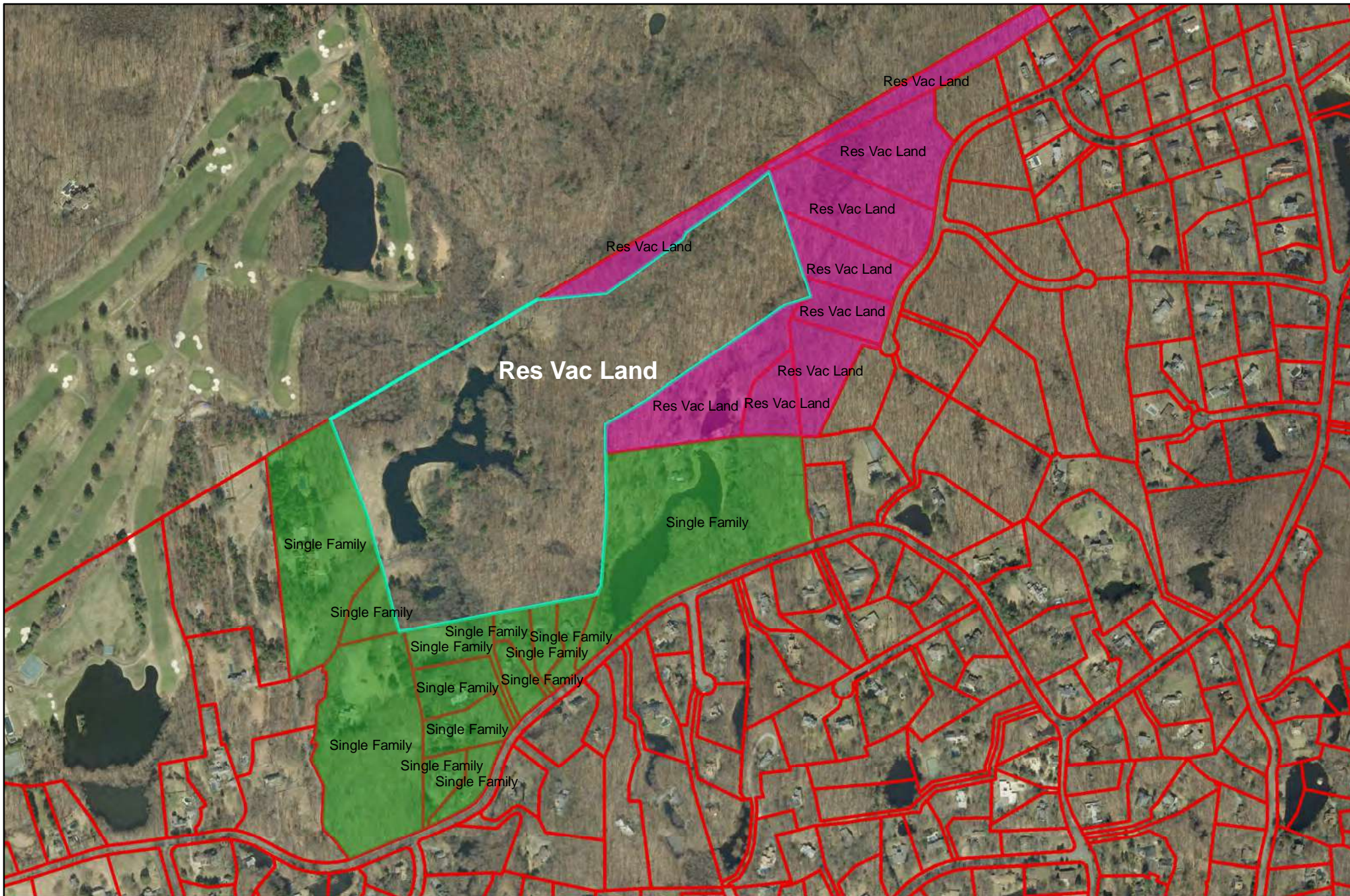
## Topography





# 0 Rock Rimmon Road 001-6804

## Surrounding Uses





**Subject Property:** 0 Taconic Road  
**Parcel ID:** 004-2414

**Area:** 14.7421 Acres  
**Use:** Farm  
**Zone:** RA-3

## **1. Overview**

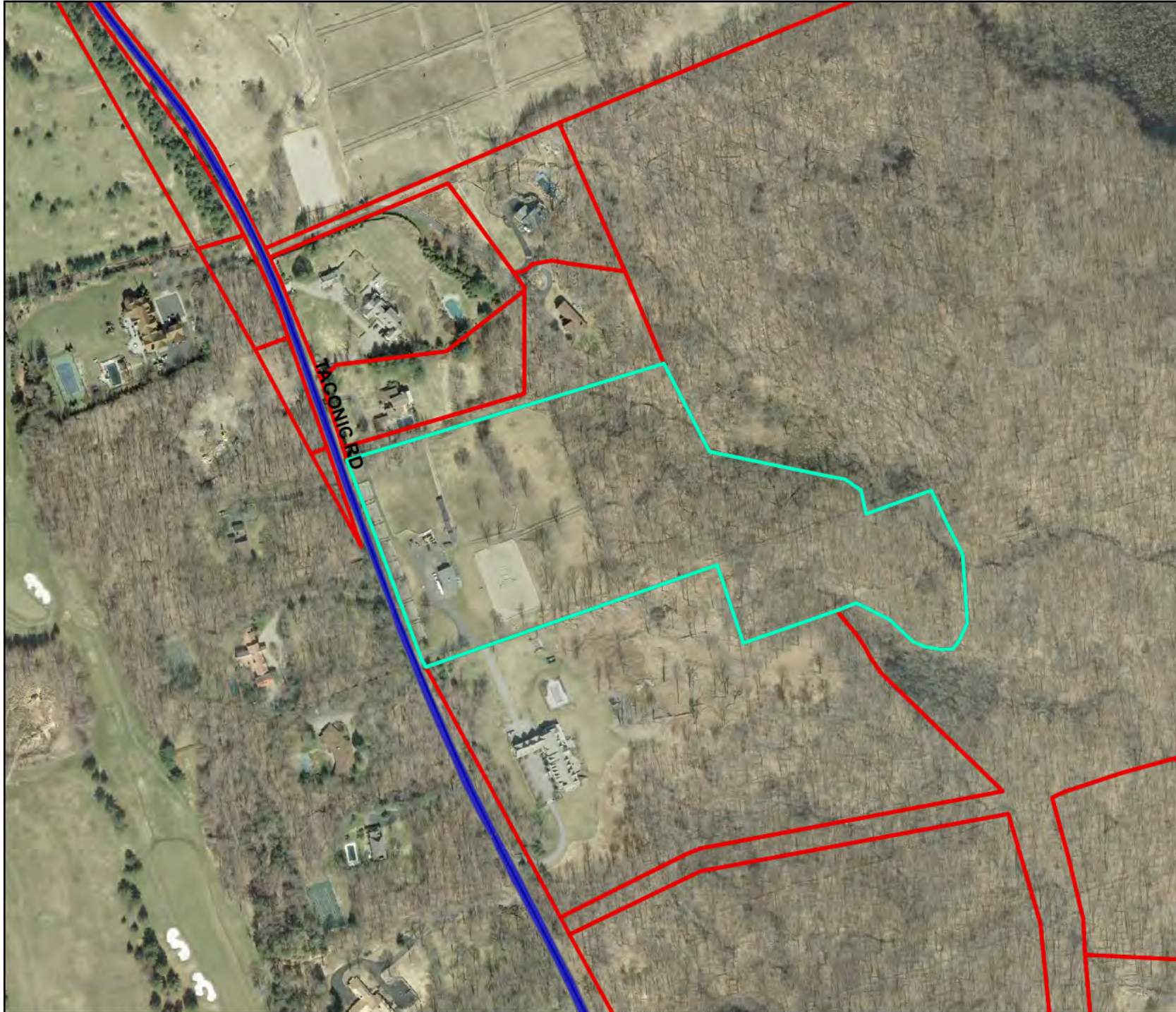
- a. Subject property appears to border Greenwich Town Line.
- b. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access and frontage from Taconic Road.
- c. Subject property has no apparent waterbodies/watercourses located on the site.
- d. Subject property features significant contouring in the middle portion of the site.
- e. Subject property is surrounded by properties with five different uses:
  - i. Single Family
  - ii. Exempt Land Res
  - iii. Res Vac Land
  - iv. Forest
  - v. Farm

## **2. Conclusion**

- a. Subject property appears eligible for Soccer Club use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property does not appear to hold practical development concerns.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 0 Taconic Road 004-2414



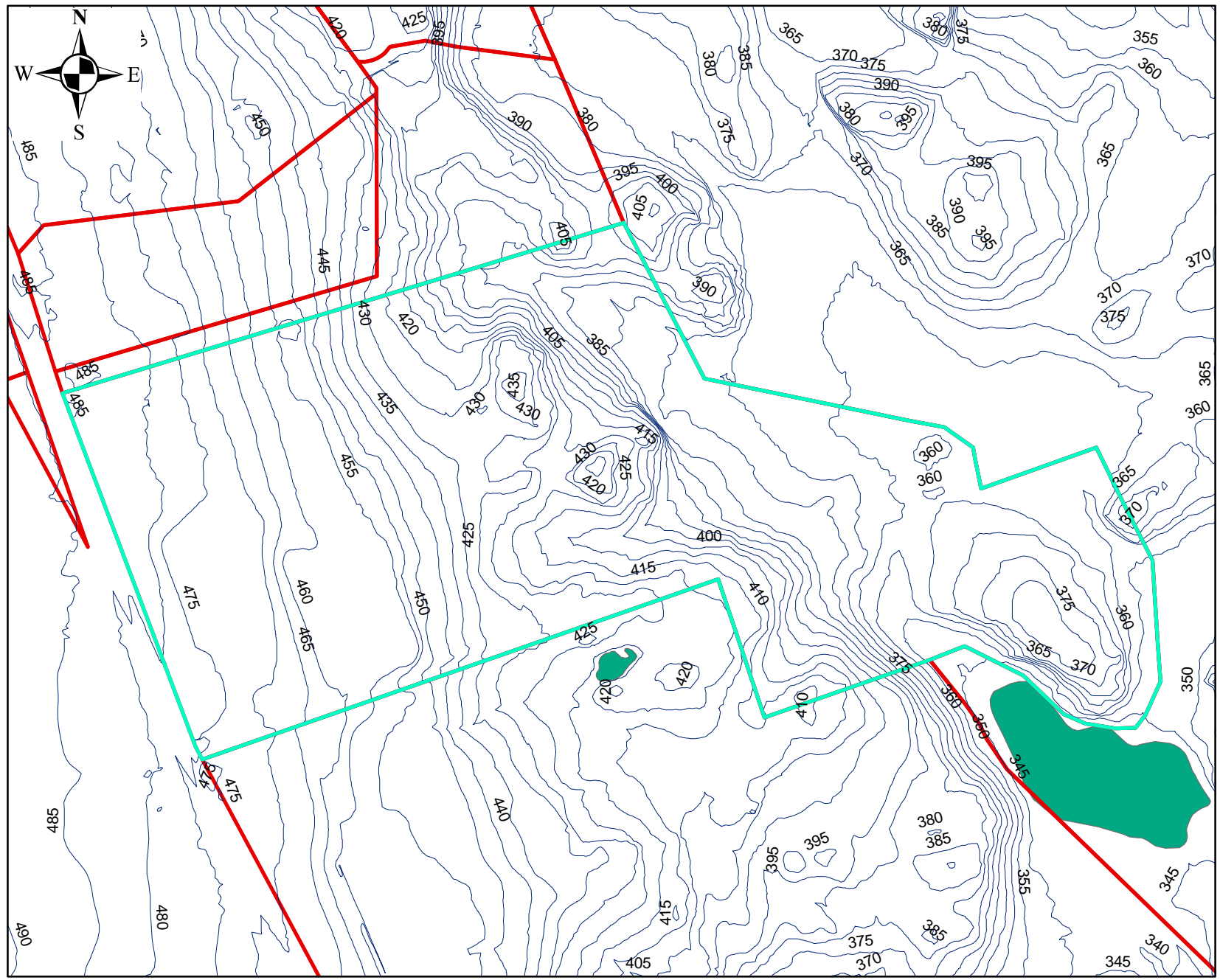
## Notes

-14.7421 Acres  
-RA-3



# 0 Taconic Road 004-2414

## Topography



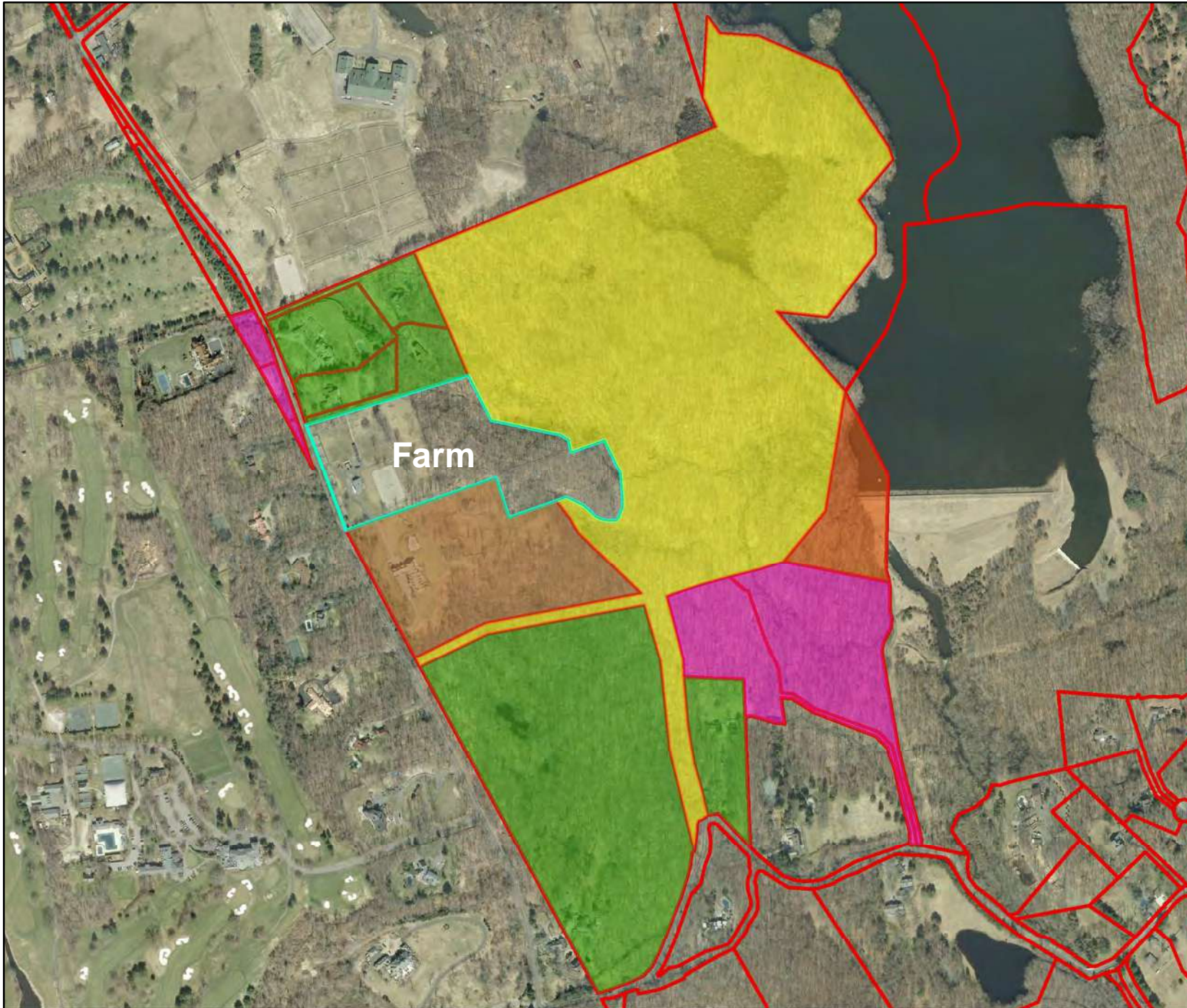
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

450 225 0 450 Feet



# 0 Taconic Road 004-2414

Surrounding Uses



## Use

- Exempt Land Res
- Farm
- Pub Util. MDL-00
- Res Vac Land
- Single Family



**Subject Property:** 0 Taconic Road  
**Parcel ID:** 004-2415

**Area:** 14.8274 Acres  
**Use:** Single Family  
**Zone:** RA-3

## **1. Overview**

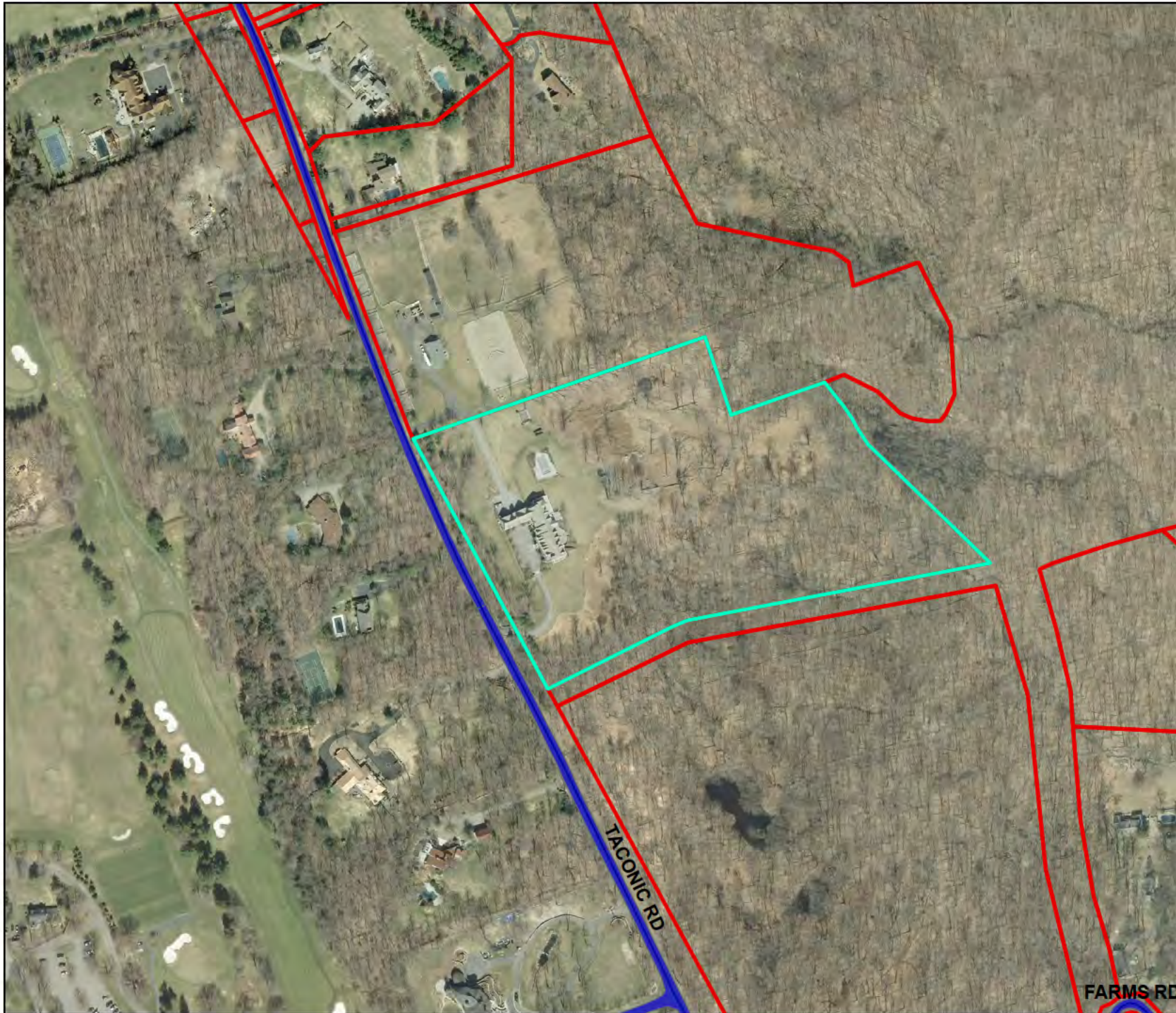
- a. Subject property appears to border Greenwich Town Line.
- b. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access and frontage from Taconic Road.
- c. Subject property appears to have watercourses located on the site.
  - i. A small amount of swamp appears near the northern property line.
- d. Subject property features moderate to significant contouring in the eastern area of the site.
- e. Subject property is surrounded by properties with five different uses:
  - i. Single Family
  - ii. Exempt Land Res
  - iii. Res Vac Land
  - iv. Pub Util. MDL-00
  - v. Farm

## **2. Conclusion**

- a. Subject property appears eligible for Soccer Club use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property does not appear to hold practical development concerns.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 0 Taconic Road 004-2415



## Notes

-14.8274 Acres  
-RA-3

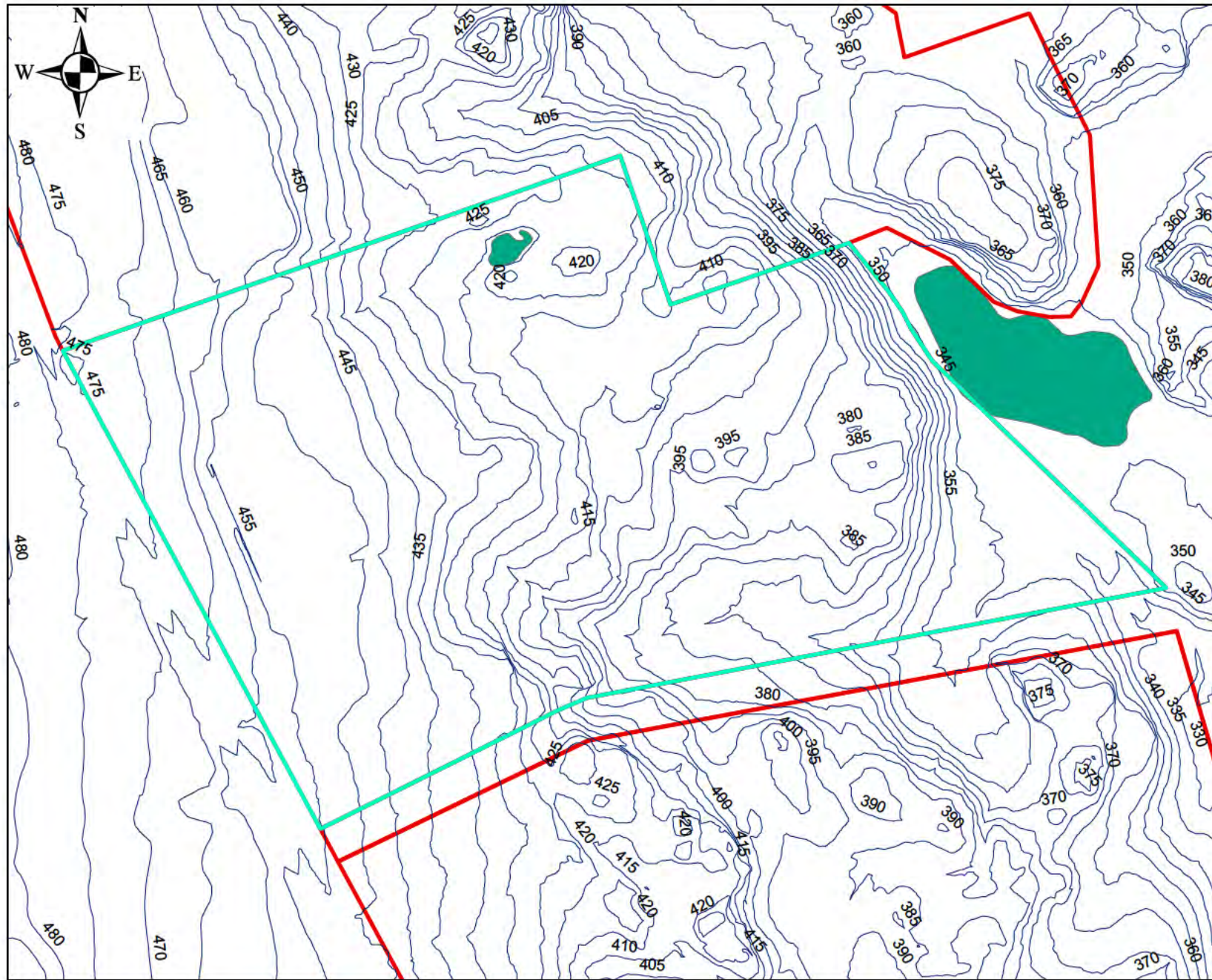
FARMS RD

O'DONNELL/LAW



# 0 Taconic Road 004-2415

## Topography



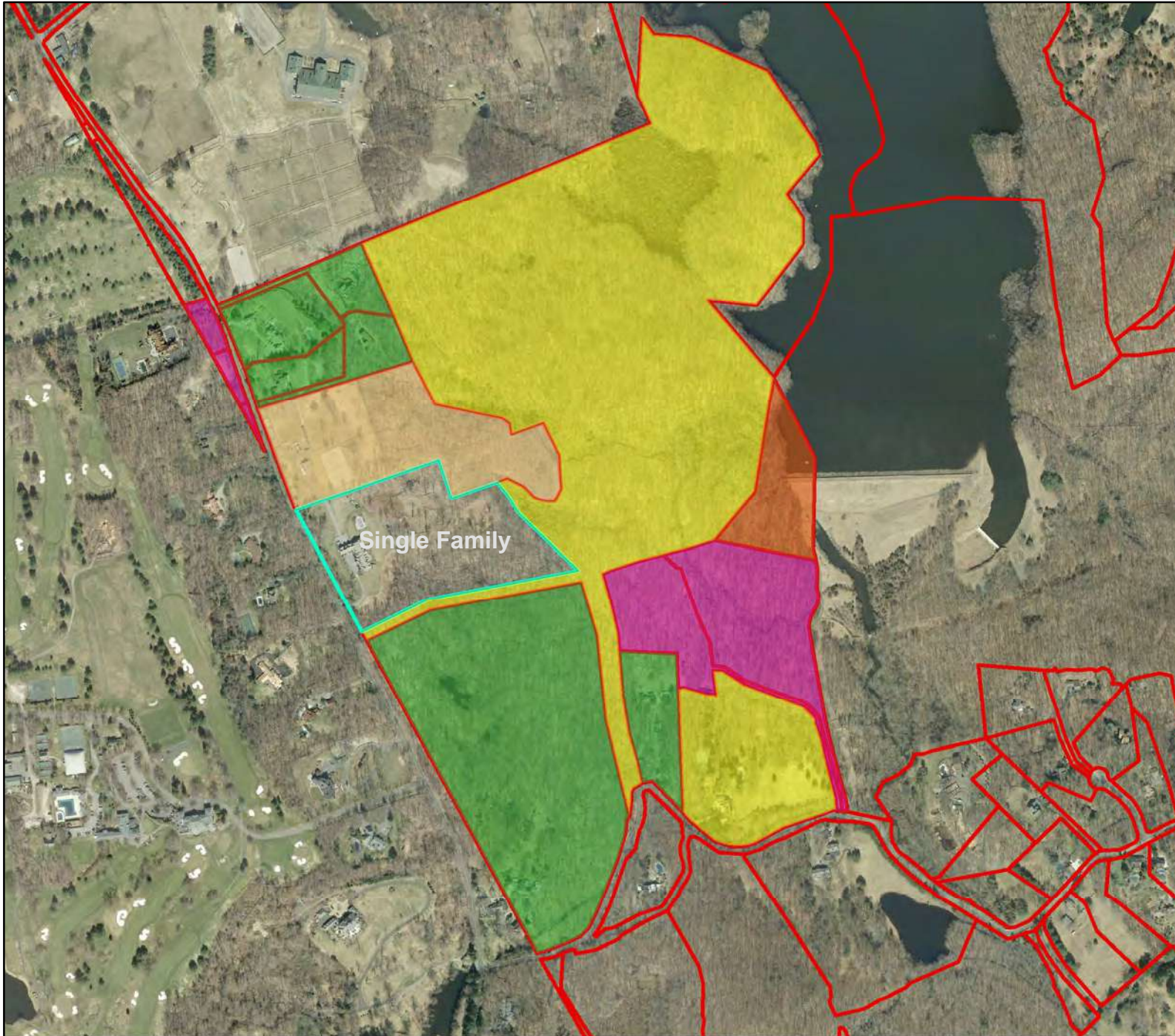
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

450 225 0 450 Feet








# 0 Taconic Road 004-2415

Surrounding Uses



## Use

-  Exempt Land Res
-  Farm
-  Pub Util. MDL-00
-  Res Vac Land
-  Single Family



**Subject Property:** 404 Taconic Road  
**Parcel ID:** 001-7435

**Area:** 95.0914 Acres  
**Use:** Two Family  
**Zone:** RA-3

## **1. Overview**

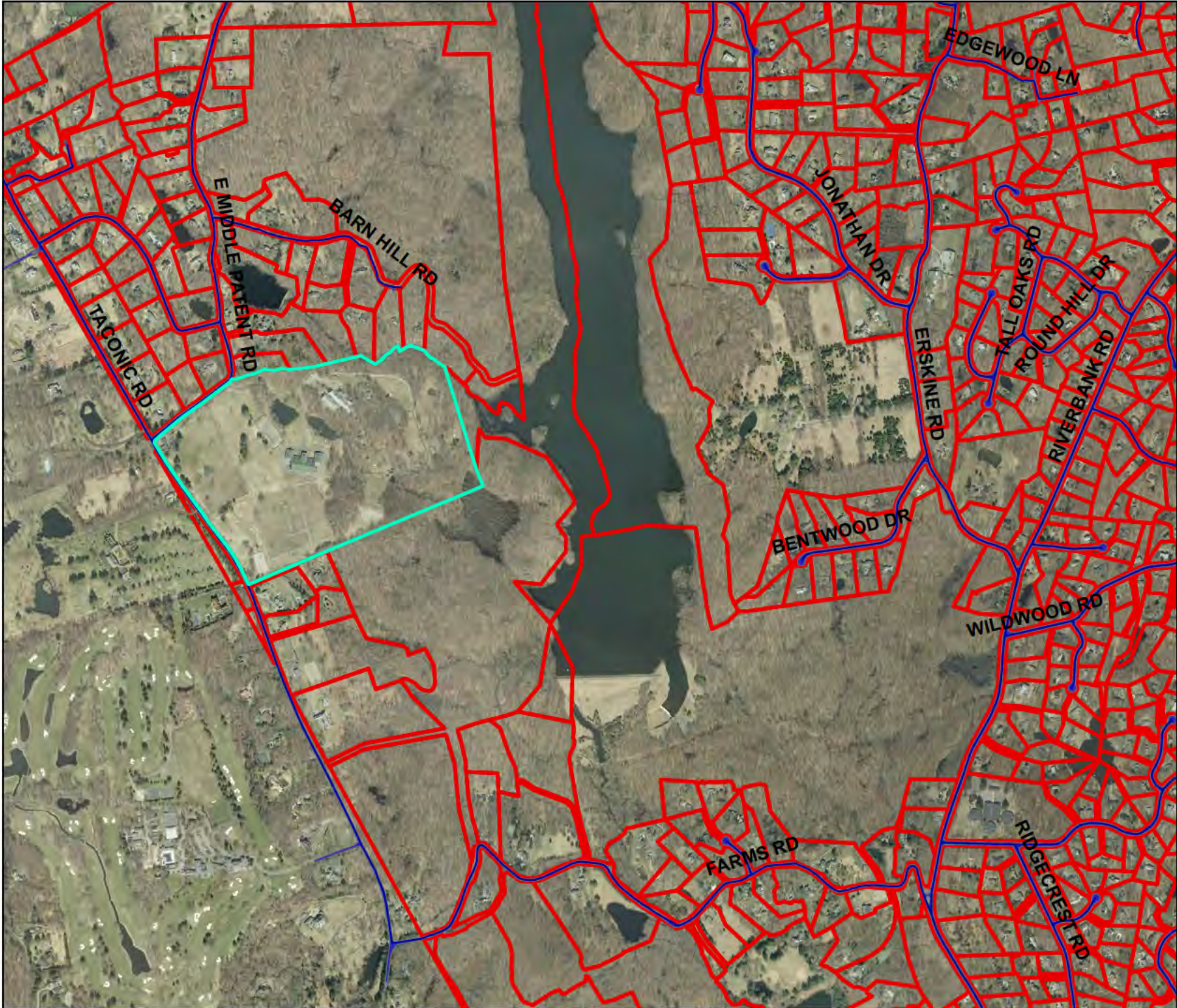
- a. Subject property appears to border Greenwich Town Line.
- b. Subject property appears to border a reservoir.
- c. Subject property appears to have adequate frontage and accessibility from road.
  - i. Access from Taconic Road.
- d. Subject property appears to have waterbodies/watercourses located on the site.
  - i. Scattered ponds appear on middle portion of the site.
  - ii. A swamp appears in the southeastern area of the site.
- e. Subject property features significant contouring in middle portion of the site.
- f. Subject property is surrounded by properties with six different uses:
  - i. Single Family
  - ii. Exempt Land Res
  - iii. Res Vac Land
  - iv. Forest
  - v. Farm
  - vi. Pub Util. MDL-00

## **2. Conclusion**

- a. Subject property appears eligible for Soccer Club use.
  - i. Subject property has adequate topography to accommodate a Soccer Club under bulk zoning regulations.
  - ii. Subject property does not appear to hold practical development concerns.
  - iii. No deed restriction preventing use as Soccer Club identified.



# 404 Taconic Road 001-7435



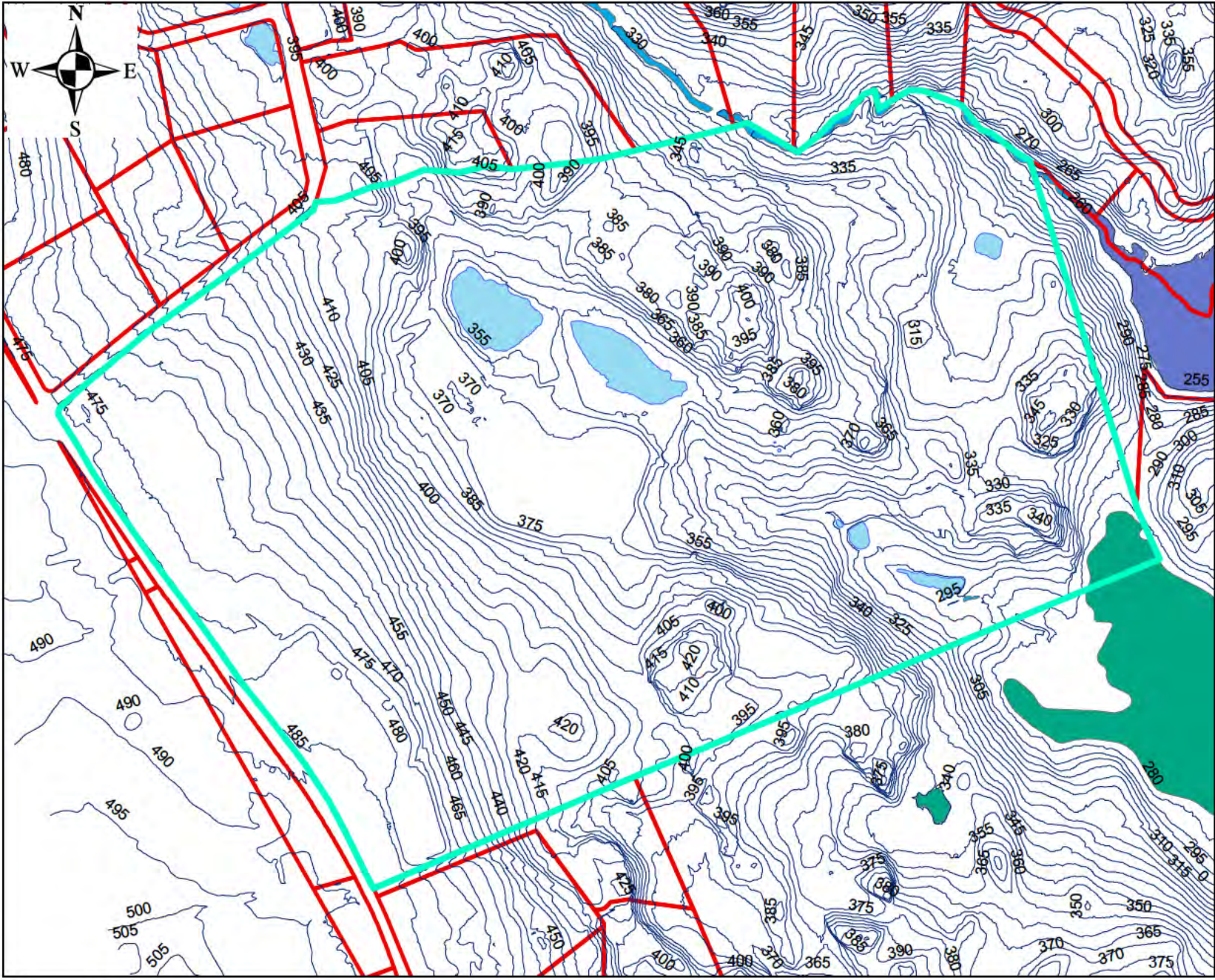
## Notes

-95.0914 Acres  
-RA-3



# 404 Taconic Road 001-7435

## Topography



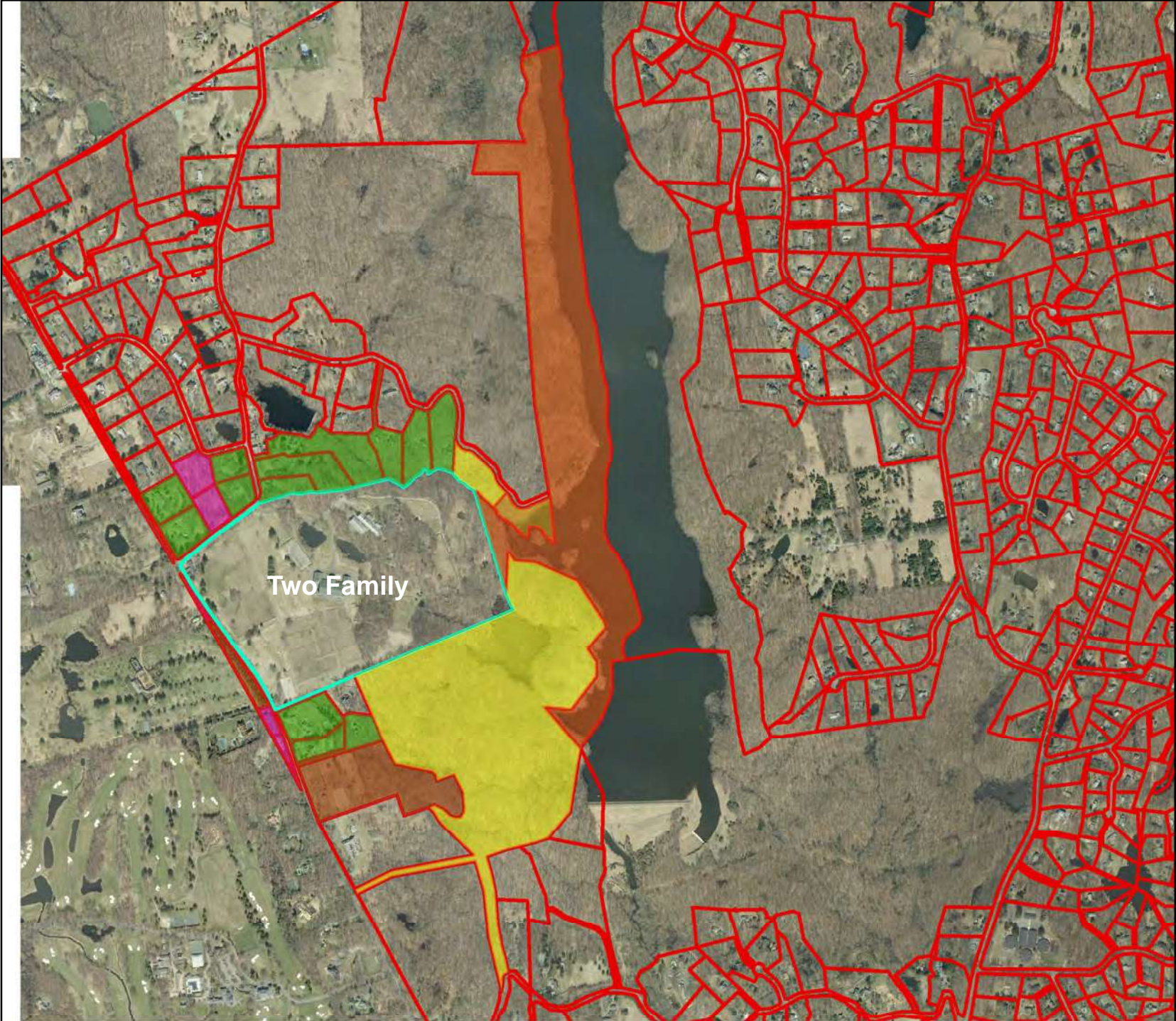
- Contour 5FT
- Island
- Lake or Pond
- Reservoir
- Stream or River
- Swamp or Marsh

450 225 0 450 Feet



# 404 Taconic Road 001-7435

## Surrounding Uses



- Use**
- Exempt Land Res
  - Farm
  - Forest
  - Pub Util. MDL-00
  - Res Vac Land
  - Single Family