

**STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT**

August 14, 2020



APPLICATION NUMBER - NAME  
#2020-017 – 1 Round House Ct – Second Curb  
Cut – Site Plan Approval

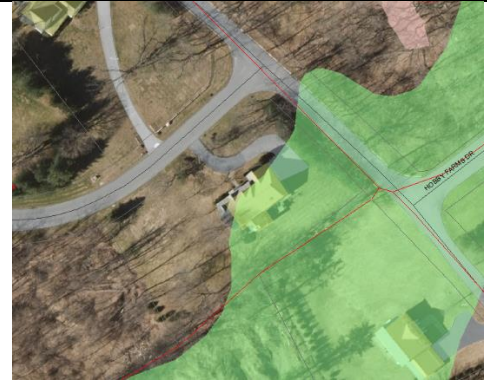
SBL  
102.04-2-32

MEETING DATE  
September 14, 2020

PROPERTY ADDRESS/LOCATION  
1 Round House Court

**BRIEF SUMMARY OF REQUEST**

The Applicant is seeking permission to construct a second curbcut on the property.



PENDING ACTION: ☒ Plan Review ☐ Town Board Referral ☐ Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1A One-Family Residence District (1 acre)	Residential Lot	Residential	New second curbcut	0.86 acres

**PROPERTY HISTORY**

This proposal was last before the Planning Board on November 3, 2014 where the Planning Board discussed need for the second curbcut. At that time, the Planning Board felt that the Applicant could address the parking issues without the need for a second curbcut.

**COMPATIBILITY with the COMPREHENSIVE PLAN**

The Town Comprehensive Plan states that “the Town should encourage residential development that is compatible in scale, density, and character with its neighborhood and natural environment.”

**STAFF RECOMMENDATIONS & PLANNING BOARD POLICY DECISIONS**

1. The Planning Board will need to determine whether it is appropriate to approve the second curbcut.

### Procedural Comments

1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).
2. A neighbor notification meeting regarding the proposed site plan will need to be scheduled.

### General Comments

1. The Applicant is seeking permission to construct a second curbcut on the property. Pursuant to Section 355-59.F of the Town Code, no more than one curb cut providing driveway access to a lot containing a one-family dwelling shall be permitted unless the Planning Board determines that more than one curb cut is appropriate. The Applicant should provide the Planning Board the reasons why the project is necessary.
2. The Town's GIS depicts an area of hydric soil on the property. The Applicant should confirm that the proposed construction will not require the issuance of a wetlands permit for disturbance within a Town-regulated wetland buffer. It is noted that second curb-cuts are not permitted within a Town-regulated wetland or wetland buffer.
3. Pursuant to Section 355-59.D of the Town Code, clear visibility is required to be provided in both directions at all exit points so that the driver of an automobile stopped on the platform area will have an unobstructed view of the highway for at least 200 feet in either direction, and so that the driver of an automobile traveling on the highway shall have a similar view of the automobile in the driveway.

Staff Notes

The Planning Board will need to determine whether the requested second curbcut is appropriate.

If 200 feet of sight distance can't be provided, the Applicant will need to seek a variance from the Zoning Board of Appeals.