

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

August 14, 2020



APPLICATION NUMBER - NAME
#2020-031 – 4 Shoemaker Ln - Site Plan
Approval

SBL
101.03-2-7.5

MEETING DATE
September 14, 2020

PROPERTY ADDRESS/LOCATION
4 Shoemaker Lane

BRIEF SUMMARY OF REQUEST

Construction of a new motorcourt.

The Application was referred to the Planning Board by the RPRC.



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 motorcourt and associated grading | 1.3 acres |

PROPERTY HISTORY

Lot 5 of the Wampus Mills subdivision

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

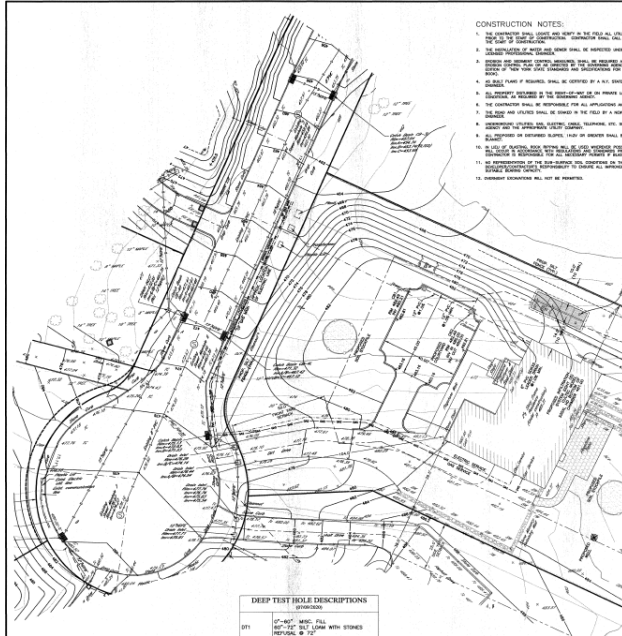
1. The Planning Board will need to determine whether the proposed grading plan is acceptable.

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 submitted site plan depicts grading that is different than that originally reviewed by the Planning Board in the area between the road and the house. The site plan last reviewed by the Planning Board, depicted a gradual slope from the road to the house. The revised grading plan, to accommodate the proposed motorcourt, creates a much steeper slope directly adjacent to the road. The Planning Board will need to determine whether the revised grading plan and motor court is acceptable as proposed.



Staff Notes

The proposed grading plan creates a substantial fill pad (18 feet) that is located directly adjacent to the street and appears to be much more impactful to the streetscape as compared to the previously proposed plan.

2. The net lot area used in the gross land coverage calculations worksheet is not correct. Lot 5 of the subdivision has a net lot area of 1.117 acres (not 1.308 acres). The worksheet should be updated.