

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

August 10, 2022



APPLICATION NAME & NUMBER
Patti Off-Street Parking - #13-072

SBL
122.16-4-59

MEETING DATE
September 29, 2022

PROPERTY ADDRESS/LOCATION
30 Palmer Ave, NWP

BRIEF SUMMARY OF REQUEST

The Applicant is proposing to construct a second curb cut and a 32' x 14' single space off-street parking area.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

| EXISTING ZONING | EXISTING LAND USE | SURROUNDING ZONING & LAND USE | SITE IMPROVEMENTS | SIZE OF PROPERTY |
|---------------------------------|---------------------------|-------------------------------|------------------------|-------------------|
| R-5 Residential 5,000 s.f. lots | Single Family Residential | Residential | Proposed Parking Space | 7,765 square feet |

PROPERTY HISTORY

The site is currently a single family home in the R-5 Zoning District.

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

1. The Applicant should be directed to address all staff and consultant’s comments.
2. The Planning Board will need to determine whether the project is compatible with the Comprehensive Plan.

| <u>Procedural Comments</u> | <u>Staff Notes</u> |
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| <ol style="list-style-type: none"> 1. The application for site plan approval requires a “notification only” referral to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of NY Route 22. 2. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA). 3. A Neighbor Notification meeting for the proposed site plan will need to be scheduled. 4. The site plan should be forwarded to the Chief of Police, Fire Inspector and the NWP Fire Chief so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the designation of no-parking zones, emergency vehicle access or any other issued deemed important to providing emergency services. | <p>The required referral was made on October 29, 2018.</p> <p>The recommended referral was made on October 29, 2018.</p> <p>The Fire Department questioned whether the parking area will be able to support fire apparatus and requested that on-street parking be restricted parking at the intersection of Rock Ledge and Grove Rd.</p> |
| <p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The Applicant is seeking permission to construct a second curbcut on the property. The existing curbcut is utilized to provide access to a garage located adjacent to Palmer Ave. Since the garage is located on the property line, there is no opportunity to park vehicles outside of the garage. In an effort to provide additional off-street parking opportunities on this oversized lot, the Applicant is seeking permission to construct an off-street parking area on Grove Road that contains an additional curbcut. <p>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.</p> <ol style="list-style-type: none"> 2. 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 of any new driveway 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. Based upon the submitted sight distance, the proposed sight distance looking right is deficient by 42 66 feet [corrected per 11/5/18 Planning Board minutes]. The Applicant will need to obtain a variance from the Zoning Board of Appeals. 3. The submitted gross land coverage exceeds the maximum amount permitted by 138.2 square feet. 4. The site plan should be revised to depict any Town-regulated tree removal or Town-regulated steep slope disturbance. If no tree removal or steep slope disturbance is proposed, a note stating such should be added to the plans. | <p>It is noted that the existing lot is oversized for the R-5 Zone and that off-street parking is limited on this property due to the location of the existing garage. In addition, on-street parking, in general, is extremely limited given the substandard width of roads in North White Plains. The Planning Department does not object to the request to construct a second curb cut to provide additional off-street parking spaces as long as the new parking area is adequately landscaped.</p> <p>The Planning Board will need to determine whether the requested additional curbcut is appropriate.</p> <p>The Applicant has submitted an analysis of the proposed conditions by a traffic engineer which indicated that given traffic speed the proposed sight distance is acceptable.</p> <p>The report has been referred to the Town’s Traffic Consultant for review. Please refer to that report for additional information.</p> <p>The Applicant obtained the required variance from the Zoning Board of Appeals on June 2, 2022.</p> <p>The Applicant obtained the required variance from the Zoning Board of Appeals on June 2, 2022.</p> |