

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

May30, 2023



APPLICATION NUMBER - NAME
 #2022-021 – 4 New King Street Site
 Development Plan Amendment Approval

SBL
 188.02-2-1

MEETING DATE
 June 12, 2023

PROPERTY ADDRESS/LOCATION
 4 New King Street

BRIEF SUMMARY OF REQUEST

Site plan amendment to permit overnight parking of 7 vehicles associated with PS Electric, 5 vehicles associated with Mariani Landscaping, and a gravel pad area.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
IND-AA Industry District	Office Building	Office and Industrial Uses	Creation of overnight parking and outdoor storage on new gravel pad	2.33 acres

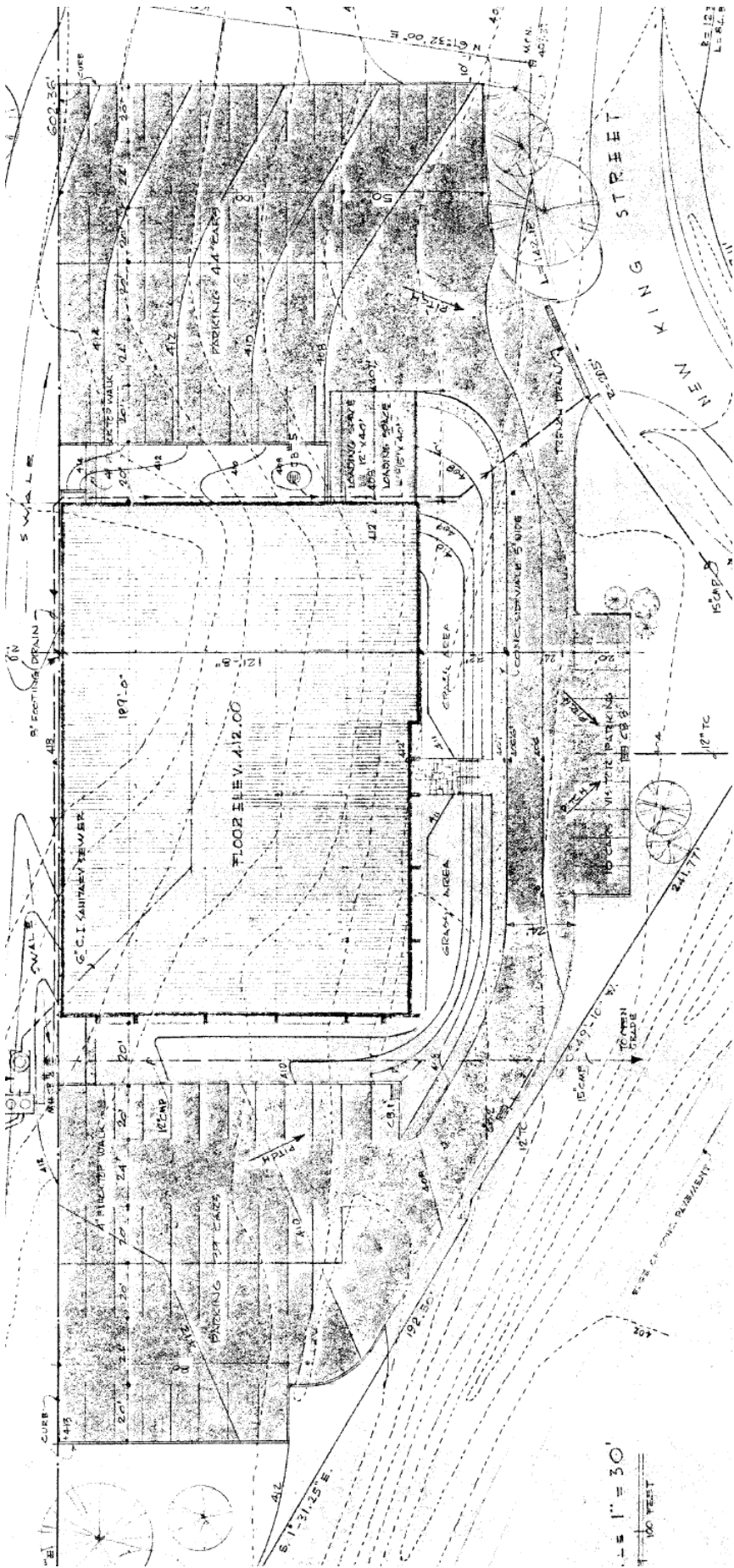
PROPERTY HISTORY

COMPATIBILITY with the COMPREHENSIVE PLAN

STAFF RECOMMENDATIONS

1. The Applicant should be directed to address all outstanding staff and consultant's comments.

<p><u>Procedural Comments</u></p> <ol style="list-style-type: none"> 1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA). 2. A Public Hearing for the proposed site plan application will need to be scheduled. 3. The site plan should be forwarded to the Chief of Police, Fire Inspector and the Armonk Fire Chief so that they may make any pertinent recommendations to the Planning Board including, but not limited to, emergency vehicle access or any other issued deemed important to providing emergency services. 4. The application for site plan approval requires 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 I-684 and NYS Route 120. 5. The public hearing notice will need to be sent to the Town of Greenwich, CT Town Clerk pursuant to § 239-nn of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of the Town of Greenwich. 	<p><u>Staff Notes</u></p> <p>The referral was made on May 10, 2022.</p> <p>The referral was made on May 10, 2022.</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. Outdoor storage and overnight storage of vehicles are only permitted for on-site uses. The Applicant has submitted leases for both Mariani and PS Electric shall demonstrate that Mariani (3,125 s.f.) and PS Electric (829 s.f.) have offices in the building. 2. In order for the Planning Board to approve the storage of vehicles in the existing parking lot, the Planning Board must determine that the storage of vehicles and a landscaping yard are customary uses associated with the operation of the offices. 3. The site plan (C-100) has been revised to identify the type of vehicles/equipment that will be parked in the Mariani storage area. 4. Site plan elements located outside of NY have been removed from the plan. However, a note should be added stating that all improvements in CT require approval from the Town of Greenwich. 5. Any existing and proposed lighting that was not approved in a previous site plan approval should be depicted on the site plan and contain details of the lighting fixtures. It appears that lighting has been installed in the gravel area. The lighting does not appear to meet the requirements of Section 355-45.M of the Town Code with respect to being down-lit and shielded. 	<p>The Planning Board will need to determine whether the landscaping yard is a customary use associated with the operation of the office.</p>



1" = 30'
 1" = 100 FEET