



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

December 16, 2021

APPLICATION NUMBER - NAME
#17-016 – 6 Labriola Court
Amended Site Plan Approval

SBL
107.04-2-19

MEETING DATE
January 10, 2022

PROPERTY ADDRESS/LOCATION
6 Labriola Ct.

BRIEF SUMMARY OF REQUEST

The Planning Department believes that the Applicant is seeking an amendment to the permitted chemicals stored in the Oamic chemical warehouse.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
RELIP Research, Electronic and Light Industrial Park District	Warehouse Use	Office and Warehouse Uses	None	4.68 acres

PROPERTY HISTORY

1971 – Construction of Office and Warehouse
1986 – Warehouse Addition
2018 – Oamic Chemical Warehouse Approved by Planning Board

COMPATIBILITY with the COMPREHENSIVE PLAN

The proposed development of the site would be consistent with the following Comprehensive Plan policies:

- Continue to maintain a strong and stable tax base in the Town consistent with other planning and environmental objectives.
- Maintain proper site planning criteria to minimize the potential impact of office/industrial uses upon the Town's primarily residential character.
- Permit continued office/industrial/warehouse development only where the road system and other infrastructure can safely and appropriately accommodate it.
- Maintain a reasonable balance between the Town's commercial and residential populations.

STAFF RECOMMENDATIONS

<u>Procedural Comments</u>	<u>Staff Notes</u>
<ol style="list-style-type: none"> 1. 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 NY Route 22. 2. The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA). 3. A Public Hearing 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 Armonk Fire Chief so that they may make any pertinent recommendations to the Planning Board regarding the proposed change in chemical storage. 5. The proposed warehouse chemical storage list and quantities should be provided to NYCDEP for their review to determine whether any permits from NYCDEP is required. 6. The proposed warehouse chemical storage list and quantities should be provided to NYSDEC for their review to determine whether any permits from NYCDEP is required. 	<p>The Planning Board will need to determine whether it wishes to coordinate the environmental review of this project.</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The Applicant's submission is not clear as to the specific types and quantities of chemicals proposed to be modified in the warehouse. "Other Condition" 1 of the March 12, 2018 resolution of approval requires amended Planning Board approval for any storage of NFPA Class I and/or NFPA Class II chemicals. 2. The Applicant should indicate whether more than the approved 50,000 gallons of liquid chemicals are proposed to be stored on the site. 3. The Applicant should indicate whether any chemical processing, mixing and/or blending is proposed. 4. The Applicant should indicate whether any liquid chemicals are proposed to be repacked onsite. 5. The Applicant should indicate whether any of the proposed chemicals stored on the site will require approval from the DEA. 	<p>The Planning Board should refer the current request to Hydro Environmental Solutions, Inc. (HES) and FCS Consultants to review the subject application with respect to issues associated with the proposed chemical storage.</p>