

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

April 26, 2021



APPLICATION NAME & NUMBER  
23 Bedford Banksville Road Site Plan #2020-032

SBL  
102.04-1-9

MEETING DATE  
May 10, 2021

PROPERTY ADDRESS/LOCATION  
23 Bedford Banksville Road, Banksville

**BRIEF SUMMARY OF REQUEST**

Proposed site plan for the occupancy of an existing 15,500 square foot multi-tenanted building consisting of a deli/grocery, office, warehouse, gun range, nursery and fabrication unit.



PENDING ACTION:       Plan Review       Town Board Referral       Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
CB-B Fronting BBR GB in Rear	Vacant Building	Commercial development along Bedford Banksville Road	None	4.28 acres

PROPERTY HISTORY	COMPATIBILITY with the COMPREHENSIVE PLAN
Old Farmers Market – 1960s – 2000s  Ace Endico  Greenwich Hardware  Pizzeria  Tack Shop/Saddle  George Bridge Nursery	The Comprehensive Plan states the following: <ul style="list-style-type: none"> <li>As demand has been noted for restaurants and grocery stores in the Eastern District – a preference also stated by residents at the Banksville public workshop -- planning efforts should focus on attracting similar food businesses such as neighborhood grocers, restaurants and food delivery services. With limited foot traffic in this area, a small mixed-use site accessible by car along Bedford-Banksville Road with a food store, retailer and other convenience shopping may be desired.</li> </ul>

**STAFF RECOMMENDATIONS**

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

<u>Procedural Comments</u>	<u>Staff Notes</u>
<ol style="list-style-type: none"> <li>1. Pursuant to Section 12-18(1) of the Town Code, all site development plans submitted to the Planning Board are required to be referred to the Architectural Review Board (ARB) for review and comment.</li> <li>2. The application for site plan approval will need to be referred 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 County Route 56.</li> <li>3. The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA).</li> <li>4. A Public Hearing for the proposed site plan will need to be scheduled.</li> <li>5. The site plan should be forwarded to the Chief of Police, Fire Inspector and the Banksville 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.</li> <li>6. The Applicant may need to obtain a curb cut permit from the Westchester County Department of Public Works.</li> </ol>	<p>The Applicant should indicate whether any exterior changes to the building are proposed. If so, ARB approval will be required.</p> <p>The Planning Board should determine whether the Board wishes to coordinate the environmental review. If so, the Planning Board should declare their intent to act as Lead Agency.</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> <li>1. The Applicant should supply a site plan that depicts the entire property, a locator map, use and design of all buildings and structures, location of drives, outdoor storage, existing and proposed site improvements, method of water supply and sewage disposal, location, design and size of all signs, location and design of lighting, power and communication facilities. For the construction yard and fabrication use, specific uses proposed, number of employees, type of power to be used for fabrication, type of wastes or by-products to be produced, method of disposal.</li> </ol> <p>The site plan should provide information regarding operations of the existing construction yard and provide the Planning Board with documentation permitting the construction yard on the property.</p> <ol style="list-style-type: none"> <li>2. The Applicant should supply proposed building elevations for review.</li> <li>3. The Applicant should provide more information to the Planning Board regarding the proposed fabricating use. As identified, it does not appear that the proposed fabricating use would be permitted in the GB Zoning District. The Applicant should identify which permitted GB principal use would be applicable.</li> <li>4. The proposed gun range is not a permitted use in the CB-B Zoning District.</li> <li>5. The Applicant should supply additional details regarding the proposed nursery use. It is not clear whether a plant nursery or children's nursery is proposed. If a plant nursery is proposed, is a retail store proposed, indoor greenhouse? Additional information is required to be presented to the Planning Board.</li> <li>6. A site plan depicting the location of the CB-B Zoning District Boundary and GB Zoning District Boundary should be submitted.</li> <li>7. A site plan should be submitted that identifies each existing and proposed use and the required off-street parking and loading. A site plan depicting the location of such required parking should be submitted for review.</li> </ol>	<p>Pursuant to Section 355-22 of the Town Code... "Any use not specifically listed shall be deemed to be prohibited. Dimensions are in feet, unless otherwise noted."</p> <p>Pursuant to Section 355-22 of the Town Code... "Any use not specifically listed shall be deemed to be prohibited. Dimensions are in feet, unless otherwise noted."</p>

8. All submitted plans shall contain the seal and signature of the professional preparing the plan.
9. A site plan should be submitted that depicts an adequate, convenient and safe vehicular and pedestrian circulation system, so that traffic generated by the development will be properly handled both within the site and in relation to the adjoining street system.
10. A site plan should be submitted that depicts the reasonable screening at all seasons of the year from the view of adjacent streets of all parking and loading areas or other features that, in the opinion of the Planning Board, require such screening.
11. A site plan should be submitted that provides for outdoor lighting meeting the requirements of Section 355-45.M of the Town Code.
12. Pursuant to Section 355-56.H of the Town Code, the site plan shall be revised to provide at least one tree, not less than three inches caliper at time of planting, within the parking area for each 10 parking spaces. The site plan should be revised to demonstrate compliance with the Town Code.
13. Pursuant to Section 355-56.H of the Town Code, the site plan shall be revised to depict at least 10% of the interior of the parking area curbed and landscaped with trees, shrubs and other plant material. The site plan should be revised to demonstrate compliance with the Town Code.
14. The site contains NYSDEC and local wetlands. A site plan should be submitted that depicts the location of the wetlands and associated buffer area.
15. The Applicant should submit a landscaping/screening plan for review.
16. The site plan should be revised to include a plan for refuse disposal. The area should be large enough to accommodate all of the proposed uses on site.
17. A site plan should be submitted depicting the location of the existing septic system and well. In addition, it appears that based upon the proposed usage on the site, the septic system is not large enough to accommodate the proposed uses. If a new septic system is proposed, the site plan should be revised to depict the location of the system.
18. The site contains local and State regulated wetlands. A site plan should be submitted that depicts the location of the wetlands and associated buffer.