

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

March 26, 2021



**APPLICATION NAME & NUMBER**  
575 Main Street Outdoor Dining Site Plan  
#2021-006

SBL  
108.01-1-34

**MEETING DATE**  
April 12, 2021

**PROPERTY ADDRESS/LOCATION**  
575 Main Street, Armonk

**BRIEF SUMMARY OF REQUEST**

**Proposal to extend the sidewalk on the south side of the building to accommodate additional outdoor dining.**



**PENDING ACTION:**       Plan Review       Town Board Referral       Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
CB Central Business District	Commercial	Commercial development along NYS Route 128	Sidewalk and Parking Lot Amendments	1.88 acres

**PROPERTY HISTORY**

February 23, 1998 - Planning Board granted site plan approval for the shopping center.

**COMPATIBILITY with the COMPREHENSIVE PLAN**

The Comprehensive Plan states the following:

- Given the ongoing instability in the overall retail sector, North Castle should remain cautious. In Armonk, the existing business areas should not be expanded, and the focus instead should be on upgrading and redeveloping existing stores to activate any empty spaces.

**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 NY Route 128.</li> <li>3. The Proposed Action would be classified as a Type II 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 Armonk 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> </ol> <p>6. An outdoor dining permit, issued by the Building Department, will be required prior to utilizing any sidewalk area for outdoor dining.</p>	<p>ARB approval will be required if any exterior changes to the building are proposed.</p> <p>The referral was made on February 23, 2021.</p> <p>The referrals were made on February 23, 2021. The Fire Department noted that a larger driveway adjacent to the proposed outdoor dining patio should be considered so that a fire truck can navigate the corner.</p> <p>The Building Inspector noted the following:</p> <ul style="list-style-type: none"> <li>• The NYS 2020 Fire code requires a road width of 20 feet; the applicant is proposing 16 feet.</li> <li>• The turn in the roadway appears to be at a sharp angle. The applicant should remove another spot to ease the turn for fire equipment.</li> <li>• The applicant needs to update his parking analysis to show the correct amount of spots for a variance. Please include the variance from back in 2017.</li> </ul>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> <li>1. The Applicant at the February 22, 2021 Planning Board meeting indicated that changes to the exterior of the building were proposed and that a new pergola is proposed to be constructed. The Applicant should submit elevations and details for review to the Planning Board and Architectural Review Board.</li> <li>2. The site plan should be revised to include an off-street parking analysis. The previously submitted zoning data chart was not correct. Restaurant uses are calculated using 1 space for every three seats or 1 space for every 75 sq. ft. of gross floor area, whichever is greater.</li> </ol> <p>Based upon the previously submitted plan, the amount of parking on the site is deficient. The Applicant should submit additional information indicating whether an off-street parking variance was previously issued for the site. If so, the variance information should be added to the site plan. If not, the Applicant will need to obtain an off-street parking variance prior to the issuance of site plan approval by the Planning Board.</p>	