



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

SBL
 108.01-1-34

MEETING DATE
 May 10, 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.

Procedural Comments

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.
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.
3. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).
4. A Public Hearing for the proposed site plan will need to be scheduled.
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.
6. An outdoor dining permit, issued by the Building Department, will be required prior to utilizing any sidewalk area for outdoor dining.

General Comments

1. The submitted zoning data chart is 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. The off-street parking chart for the vacant restaurant and Kira Sushi should be revised, as required.
2. The off-street parking chart should only round up parking spaces after totaling all required off-street parking for the site. By rounding after summing each use, the off-street parking requirement for the uses on site is 137 spaces (not 141).

Use	Size	Rate	Required
Restaurant	2315	75	30.86667
Dry Cleaners	805	200	4.025
Eye Design	1368	200	6.84
Spa	2899	200	14.495
Spa	1334	200	6.67
Bakery	1474	200	7.37
Restaurant	2059	75	27.45333
Retail	2642	200	13.21
Reatil	5177	200	25.885
		Total	136.815

Staff Notes

The referral was made on February 23, 2021.

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.

The Building Inspector noted the following:

- The NYS 2020 Fire code requires a road width of 20 feet; the applicant is proposing 16 feet.
- 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.
- 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.

<p>3. 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> <p>4. The site plan states that there are 125 existing spaces and 126 spaces are proposed. Based upon the submitted site plan, the site plan appears to depict 125 spaces. The Applicant should identify the location of the new parking space.</p>	<p>The Planning Department found a May 4, 2017 11 space off-street parking variance on file in the Building Department.</p> <p>Given the variance identified above, if the site plan is revised to depict 126 spaces, the site would contain the required number of off-street parking spaces. If 125 spaces are provided, the Applicant will need to obtain an off-street parking variance for one space from the Zoning Board of Appeals.</p>
--	---