

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

February 18, 2021



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

SBL  
108.01-1-34

MEETING DATE  
February 22, 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> <li>6. An outdoor dining permit, issued by the Building Department, will be required prior to utilizing any sidewalk area for outdoor dining.</li> </ol>	<p>ARB approval will be required if any exterior changes to the building are proposed.</p> <p>Particular attention will need to be given to the proposed access redesign in the vicinity of the proposed outdoor dining area.</p>
<u>General Comments</u>	
<ol style="list-style-type: none"> <li>1. The Applicant should indicate whether any exterior changes to the building are proposed (e.g., new windows, access to dining area, etc.). If so, updated elevations should be submitted for review to the Planning Board and Architectural Review Board.</li> <li>2. The off-street parking analysis in the 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.  Based upon the 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.</li> <li>3. Plan S-1 should be revised to depict the extent of the proposed outdoor dining area.</li> </ol>	