

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

April 21, 2021



APPLICATION NAME & NUMBER 162 Bedford Road (Lumberyard) Site Plan & Subdivision #2021-007 & 2021-008	SBL 108.03-1-42
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MEETING DATE April 26, 2021	PROPERTY ADDRESS/LOCATION 162 Bedford Road, Armonk
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BRIEF SUMMARY OF REQUEST

Site plan and subdivision plan that proposes two new multi-family buildings on two lots with a total of 20 total units (12 3-bedroom units and 8 2-bedroom units) in the R-MF-SS Zoning District. 10 percent of the apartments will be AFFH units and will be located on-site.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-MF-SS	Vacant	Commercial development along Bedford Road	Multifamily Development	1.26 acres

<p>PROPERTY HISTORY</p> <p>July 13, 2015 – Planning Board granted site plan approval for the demolition of all existing structures and the construction of an approximately 48,000 square foot, three story, building that contains 2 studio apartments, 15 1-bedroom apartments (3 AFFH) and 19 2-bedroom apartments (3 AFFH).</p>	<p>COMPATIBILITY with the COMPREHENSIVE PLAN</p> <p>The Comprehensive Plan states the following:</p> <ul style="list-style-type: none"> To help ensure opportunities for the young and the elderly to stay within the community and an adequate supply of labor at all wage levels to meet local employer demand, a diversity of housing options at various prices may be desired.
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STAFF RECOMMENDATIONS

1. 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"> 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 22. 3. The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA). 4. A Public Hearing for the proposed site plan and subdivision 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. The plans should be forwarded to the Sewer and Water department so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the capacity of the sewer and water infrastructure to handle the proposed amount of effluent and water demand. 7. The Applicant will need to obtain a curb cut permit from the North Castle Highway Department. 8. The Applicant will need to seek approvals from the Water and Sewer Department regarding utility connections to existing water and sewer mains. 	<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>The referrals were made on April 21, 2021.</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The off-street parking calculations, detailed unit chart on plan T1.1 and the apartment breakdown chart on plan T1.1 depict differing unit types. It is not clear how many two-bedroom units are proposed and how many 3-bedroom units are proposed. Specifically, the submitted site plan parking calculations indicate 12 3-bedroom units and 8 2-bedroom units; the detailed unit breakdown on plan T1.1 identifies 12 3-bedroom units and 8 2-bedroom units, but the apartment breakdown chart identifies 4 2-bedroom units and 16 2-bedroom units + office. 2. The submitted site plan should be revised to depict the building envelope on each lot. 3. The site plan should measure side yard setbacks from the maximum extent of the proposed decks and not the rear exterior wall. 4. The site plan zoning conformance chart should be revised to depict the R-MF-SS minimum lot width as 150 feet (not 100 feet). 5. Proposed Lot 1 does not meet the minimum required lot width in the R-MF-SS Zoning District (150 feet). 6. Proposed Lot 2 does not meet the minimum required lot width in the R-MF-SS Zoning District (150 feet). 7. The Zoning Conformance Chart states that the proposed buildings are 2.5 stories tall. The Applicant should provide an exhibit demonstrating how the number of stories were calculated using the definition of story in Section 355-4 of the Town Code. 8. The Zoning Conformance Chart should be revised to indicate proposed Building 1 is 31' 11 ¼" tall. It is noted that the proposed height is in excess of the maximum permitted height of 30 feet. 	

9. The Zoning Conformance Chart should be revised to indicate proposed Building 2 is 32' 2 1/2" tall. It is noted that the proposed height is in excess of the maximum permitted height of 30 feet.
10. Pursuant to Section 355-34.I(5)(b) of the Town Code, within multifamily developments, the affordable AFFH units shall be physically integrated into the design of the development and shall be distributed among various sizes (efficiency, one-, two-, three- and four-bedroom units) in the same proportion as all other units in the development. Based upon the proposed 12 3-bedroom units and the 8 2-bedroom units, the Applicant should provide 1 AFFH 3-bedroom unit and one AFFH 2-bedroom unit.
11. Plan T1.1 should be revised to indicate which two units will be AFFH.
12. The EAF states that project contemplates the construction of two multifamily structures with a total of 22 Single Family Units. The description should be revised to state:

Site plan and subdivision plan that proposes two new multi-family buildings on two lots with a total of 20 total units (12 3-bedroom units and 8 2-bedroom units) in the R-MF-SS Zoning District. 10 percent of the apartments will be AFFH units and will be located on-site.
13. Pursuant to Section 355-28.J of the Town Code, units 1, 2, 3, 4, 17, 18, 19 and 20 do not meet the minimum 1,100 square foot minimum unit size for two-bedroom units.
14. Section 355-24.I.6 of the Town Code requires that the AFFH units shall not be less than 80% of the average floor area of non-restricted housing units in the development. The Applicant should submit an exhibit demonstrating compliance with the Town Code.
15. The Planning Department was not able to locate the floor plans for proposed Units 18 & 20.
16. 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.
17. 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.
18. The Applicant should submit a landscaping/screening plan for review. Particular attention should be paid to the side and rear property lines.
19. The Applicant should submit a lighting plan meeting the minimum standards of Section 355-45.M of the Town Code.
20. The site plan should be revised to include a detail of the proposed dumpster. Since the dumpster is located in a highly visible location, it is recommended that the dumpster be enclosed in a high quality building compatible with the proposed multifamily architecture. In addition, the Applicant should demonstrate that the dumpster area is large enough for the garbage and recycling requirements of all 20 units. It would appear that this facility should be larger so that all material could be contained within the enclosure.
21. The proposed garbage straddles lots 1 and 2, but serves both lots. The Applicant will need to prepare an easement agreement, to the satisfaction of the Town Attorney, which would permit the sharing of the garbage facility between the properties.
22. The proposed site plan requires that people and vehicles circulate between the two proposed lots. The Applicant should prepare appropriate cross access easements for review by the Town Attorney.
23. Pursuant to Section 275-30.A of the Town Code, the preliminary plat should be revised to include an approximate true North point.
24. The preliminary plat should contain a zoning conformance table demonstrating the bulk requirements of the R-MF-SS Zoning District and each lot's compliance with the minimum bulk requirements.

The proposed dumpster, if enclosed in a building, would not meet the minimum setback requirements for a structure. A variance would be required to site a small dumpster enclosure in the proposed location.

25. The Applicant will need to provide a parkland reservation or recreation fee pursuant to Chapter 225 of the Town Code.

The recreation fee is \$3,000 per dwelling for a multifamily development and \$1,000 per dwelling unit for the AFFH units.

$$18 \times \$3000 = \$54,000$$

$$2 \times \$1,000 = \$2,000$$

$$\text{Total} = \$56,000$$

The Applicant previously paid a total of \$47,000 in recreation fees associated with the 2015 project. The Applicant will need to remit \$9,000 to the Town for the current project.

26. The off-street parking requirement table is not correct. Section 355-57 of the Town Code requires 2 off-street parking spaces for each dwelling unit, plus 1/2 for each bedroom in excess of 2, plus 10% visitor parking. AFFH dwelling units require 1 off-street parking space for each dwelling unit, plus 1/2 for each bedroom.

Market Rate

$$7 \text{ 2-bedroom} \quad 7 \times 2 = 14$$

$$11 \text{ 3-bedroom} \quad 11 \times 2 + \frac{1}{2} \times 11 = 27.5$$

$$\text{Visitor} \quad 14 + 27.5 \times .1 = 4.15$$

$$\text{Total:} \quad 14 + 27.5 + 4.15 = 45.65$$

AFFH

$$1 \text{ 2-bedroom} \quad 1 \times 1 + \frac{1}{2} \times 1 = 1.5$$

$$1 \text{ 3-bedroom} \quad 1 \times 1 + \frac{1}{2} \times 3 = 1 + 1.5 = 2.5$$

$$\text{Total:} \quad 1.5 + 2.5 = 4$$

$$\text{Total parking required for the two properties} = 45.65 + 4 = 50$$

Therefore, a total of 50 off-street parking spaces would be required (not 52). The off-street parking charts should be revised accordingly.

27. It is understood that the covenants regarding AFFH requirements for this site have been filed and are in effect.

Since the site plan depicts off-street parking in excess of the minimum requirements, the Applicant should give consideration to reducing the proposed amount of off-street parking and introducing additional plant material on the site.