

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

February 25, 2021



APPLICATION NUMBER - NAME
 #2021-009 – 94 Business Park Drive
 Site Development Plan Approval, Wetlands
 Permit

SBL
 108.03-1-50

MEETING DATE
 March 8, 2021

PROPERTY ADDRESS/LOCATION
 94 Business Park Drive

BRIEF SUMMARY OF REQUEST

Site plan and wetlands permit approvals to demolish the existing motel and the construction of a 71,574 square foot warehouse with associated off-street parking and landscaping improvements.

The property is approximately 5.5 acres in size and lies within the PLI zoning district.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

| EXISTING ZONING | EXISTING LAND USE | SURROUNDING ZONING & LAND USE | SITE IMPROVEMENTS | SIZE OF PROPERTY |
|-------------------------------------------------|-------------------|-------------------------------|---------------------------------|------------------|
| PLI Planned Light Industry District | Motel | Office and Industrial Uses | Proposed new warehouse building | 5.52 acres |

PROPERTY HISTORY

ca. 1972 – Ramada Inn

COMPATIBILITY with the COMPREHENSIVE PLAN

Avoid expansion of the existing retail areas in Town, focusing on enhancing them through transportation improvements, landscaping and beautification, strong site design and targeted infill housing as appropriate.

Explore adjusting the PLI and DOB-20A zoning to facilitate the location of a modern hotel with amenities and entertainment/cultural or ancillary education uses.

STAFF RECOMMENDATIONS

1. The Applicant should be directed to address all outstanding staff and consultant’s comments.
2. The project is compatible with the Comprehensive Plan.
3. Once all staff and consultant’s comments are addressed, the Planning Board should give consideration to approving the requested permits.

Procedural Comments

1. The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA).
2. A Public Hearing for the proposed site plan and wetlands permit application will need to be scheduled.
3. 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, emergency vehicle access or any other issued deemed important to providing emergency services.
4. The site plan should be forwarded to the Water and Sewer Department so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the provision of water and sewer services on the subject site.
5. The application for site plan approval requires referral 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 I-684.
6. The Applicant will need to obtain a County Stream Control Permit from the Westchester County Department of Public Works.
7. The Applicant will need to obtain a curb cut permit from the North Castle Highway Department for the proposed new driveway on Business Park Drive.
8. Pursuant to Section 340-5.B of the Town Code, the Conservation Board is required to review the proposed wetland application and, within 45 days of receipt thereof, file a written report and its recommendation concerning the application with the Planning Board. Such report is required to evaluate the proposed regulated activity in terms of the findings, intent and standards of Chapter 340.
9. 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.

General Comments

1. The Applicant has made a comprehensive, high quality, first submission to the Planning Board. The Planning Department does not have any fundamental site planning issues with the proposed layout.
2. The site plan should depict the Town-regulated 100-foot wetland buffer.
3. The Byram River is located at the rear of the property. The site plan should be revised to note the total proposed amount of wetland buffer disturbance (in square feet). In addition, the Applicant should prepare a mitigation plan encompassing a minimum of two square feet for every one square foot of disturbance.
4. The site plan should note whether any Town-regulated trees are proposed to be removed.
5. The proposed street trees along Business Park Drive should be relocated to be on the subject property and removed from the right-of-way.
6. The Applicant should give consideration to replacing the proposed chain link fence trash enclosure with a concrete block enclosure with wood door. The Planning Department has found that chain link fence trash enclosures are easily damaged, are a maintenance issue and become unsightly.

Staff Notes

If the entirety of the required mitigation can't be accomplished on the site, the Applicant may provide a fee in-lieu for the balance of the mitigation pursuant to Section 340-9.A(4) of the Town Code.

If so, the Planning Board will need to determine whether the proposed amount of Town-regulated tree removal is acceptable.

7. Pursuant to Section 355-56.H(2) of the Town Code, the site plan should demonstrate that at least 10% of the interior of the parking area shall be curbed and landscaped with trees, shrubs and other plant material.
8. The site plan depicts proposed parking lot lighting mounted on 25 foot poles. Typically, the Planning Board requires a lower lighting mounting height. However, given the industrial zone combined with a building proposed at the maximum height, the proposed pole height may be acceptable.
9. The site plan depicts three proposed offices spaces within the warehouse. The submitted floor plans do not depict the office space. The plans should be coordinated.
10. The Zoning Compliance Chart should note net lot area pursuant to Section 355-30.H of the Town Code (and depict the calculations used to obtain net lot area). Net Lot Area should be used in calculations of FAR and Building Coverage. In this case, net lot area and gross lot area may be the same.
11. The Applicant should submit a building coverage graphical exhibit with calculations for review.
12. The Applicant should submit a FAR graphical exhibit with calculations for review.
13. The site plan should depict and proposed free standing or building mounted signage.
14. The proposed maximum height of the parapet wall at the building edges appears to be 5' 3/8". The Town Code limits parapet height to "less than 5 feet." The plans should be revised to comply with the maximum parapet height.

LOT AREA, NET

Lot area minus 75% of the area of any wetlands, water bodies, and watercourses, but excluding any adjacent areas, all as defined in Chapter 340, Wetlands and Watercourse Protection, of the Town Code, and the area of any steep slopes, as defined herein, except that in the case of one-family lots, the deduction for steep slopes shall be only 50%.