

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

March 26, 2021



APPLICATION NAME & NUMBER: Sir John's Overnight Parking and Parking Area Amended Site Plan - #2021-014
 SBL: 122.12-4-52 & 122.12-4-53

MEETING DATE: April 12, 2021
 PROPERTY ADDRESS/LOCATION: 909 & 913 N Broadway, North White Plains

BRIEF SUMMARY OF REQUEST

The Applicant has submitted a revised site plan that depicts 3,088 square feet of previously approved deli/restaurant space being converted to retail space, the reconfiguration of the rear parking lot and a reduction of proposed parking from 137 spaces to 133 spaces.



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 Shopping Center	Commercial Development Along NYS Route 22	New Parking Lot and Walls	2.02 acres

PROPERTY HISTORY

Existing shopping center with Planning Board approval from 1990.

210/20 - Parking Lot Improvement, Overnight Parking and Change of Use Approvals Resolution adopted by Planning Board

COMPATIBILITY with the COMPREHENSIVE PLAN

The Comprehensive Plan states the following:

- In North White Plains, the emphasis should be on improving the Route 22 corridor (see Chapter 6) to enhance the attraction and viability of retail.

STAFF RECOMMENDATIONS

1. The Applicant should be directed to address all staff and consultant's comments.

Procedural Comments

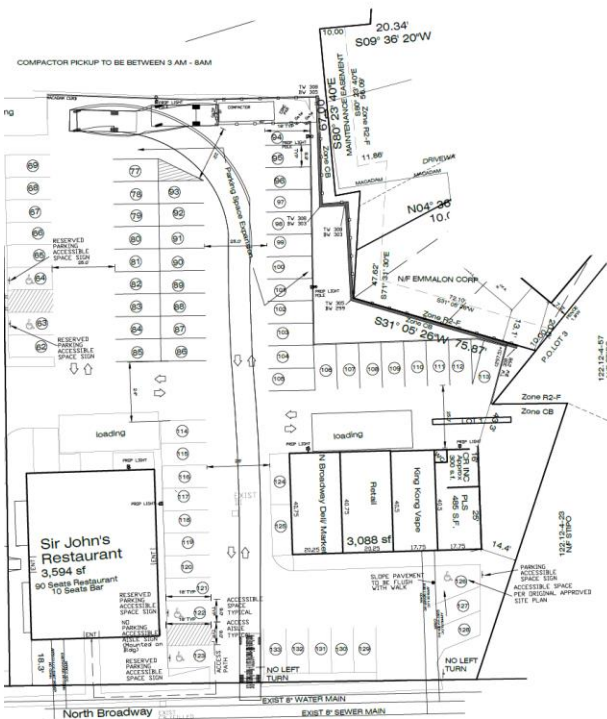
1. The application for site plan approval will need to be referred to the Westchester County Planning Board, pursuant to § 239-m of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of NY Route 22.
2. The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA).
3. A Public Hearing for the proposed site plan will need to be scheduled.
4. The site plan should be forwarded to the Chief of Police, Fire Inspector and the North White Plains 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.
5. It is recommended that the Planning Board conduct a site walk to better understand existing and proposed conditions.

Staff Notes

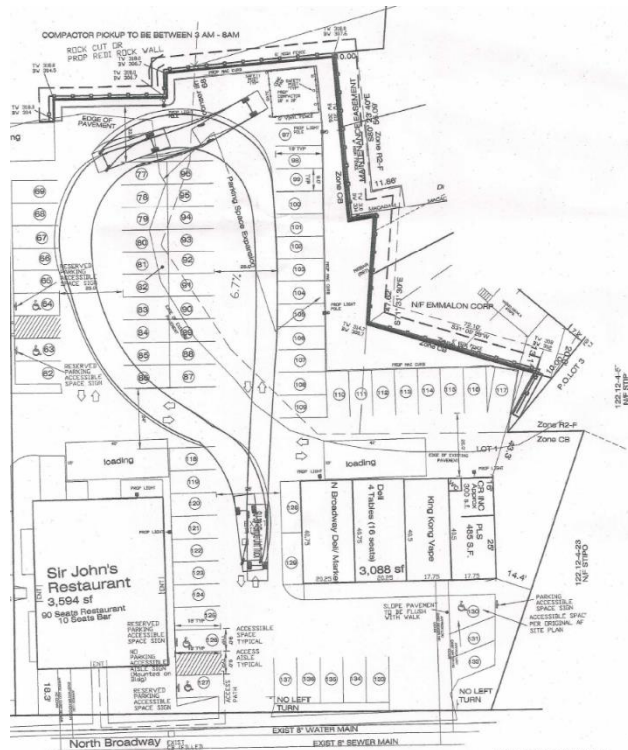
Section 355-45.C of the Town Code states that reasonable screening from adjacent residential properties of all parking areas should be provided.

General Comments

1. It is noted that the previously approved screening between the subject site and 3 Emmalon Avenue will not be able to be installed. The Planning Board will need to determine whether the proposed modifications in this area are acceptable. The Applicant should address this issue. A modified landscaping plan would appear to be required to be reviewed.
2. The Applicant should confirm that the proposed dumpster and compactor area is sized large enough to accommodate the trash and recycling needs of the center.
3. Plan P-1 should be revised to update the proposed uses on the site to be consistent with the current proposal.
4. It is understood that, except as otherwise expressly amended by this site plan, all other terms, provisions and conditions of all previous resolutions of approval adopted by the Planning Board would remain in full force and effect.



Proposed Site Plan



Previously Approved Site Plan