

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

April 22, 2021



APPLICATION NAME & NUMBER
Beehive Outdoor Dining Patio Expansion
Site Plan #2021-016

SBL
107.04-2-14

MEETING DATE
April 26, 2021

PROPERTY ADDRESS/LOCATION
30 Old Route 22, Armonk

BRIEF SUMMARY OF REQUEST

Proposal to enlarge the existing outdoor dining patio, remove the existing trellis and install a new fabric canopy that has removable side panels in an effort to accommodate additional outdoor dining and install a new covered entrance to the front of the restaurant.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
RB Roadside Business District	Restaurant	Commercial development along Old Route 22	Expanded Dining Patio, Covered Patio, Covered Entrance	0.22 acres

PROPERTY HISTORY

April 13, 2009 - Planning Board granted site plan approval for the restaurant.

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"> 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 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 covered patio area for outdoor dining. 	
<p data-bbox="110 758 310 783"><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The zoning conformance chart should be revised to depict the minimum required front setback as 10 feet (not 50'). 2. The zoning conformance chart should be revised to depict the minimum required rear setback as 50 feet (not 10'). 3. The proposed patio is located 1.67 feet from the front yard lot line where 10 feet is required. 4. The proposed patio is located 2.31 feet from the rear yard lot line where 50 feet is required. 5. The Building Coverage of the property is proposed to be 30.4% where the maximum amount of Building Coverage is 25%. 6. The site plan should be revised to depict the extent of the covered entranceway. Since this is newly enclosed space, the structure will need to meet the minimum required front yard setback. If this distance is less than 1.67 feet from the property line, the requested front yard variance should be amended to reflect this lesser setback. 7. The Applicant should indicate whether the proposed covered patio and entranceway are going to be permanent installed or erected seasonally. If permanent, both covered areas will need to be counted as FAR and off-street parking will need to be provided for the increased floor area. If needed, the zoning conformance chart should be updated accordingly. 	<p data-bbox="1101 968 1516 1056">The Applicant will need to seek a variance from the Zoning Board of Appeals.</p> <p data-bbox="1101 1077 1516 1165">The Applicant will need to seek a variance from the Zoning Board of Appeals.</p> <p data-bbox="1101 1186 1516 1274">The Applicant will need to seek a variance from the Zoning Board of Appeals.</p> <p data-bbox="1101 1434 1516 1493">FAR and off-street parking variances may also be required.</p>