

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

April 30, 2021



APPLICATION NAME & NUMBER
MISTIS PROPERTIES 100 INC - #2020-017

SBL
122.16-1-3

MEETING DATE
May 10, 2021

PROPERTY ADDRESS/LOCATION
176 Virginia Road, North White Plains

BRIEF SUMMARY OF REQUEST

Re-approval of an expired site plan.

Proposed construction of 2 metal prefab buildings (totaling approximately 5,000 square feet) which will be primarily used as parking bays for trucks, including one wash bay. Applicant has also indicated that light vehicle maintenance and repair would occur on the site.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
IND-A – Industrial A Zoning District	Commercial/Residential	Industrial development along Virginia Road	Construction of prefab vehicle storage buildings	0.38 acres

PROPERTY HISTORY

1980 – Warehouse/Office building approved (not constructed)
1995 – Warehouse approved for site (not constructed)
11/25/19 – Planning Board adopted resolution approving project

COMPATIBILITY with the COMPREHENSIVE PLAN

The Comprehensive Plan states the following:

- Maintain and strengthen the office and industrial tax base
- The Town should explore opportunities to improve aesthetics in this area, potentially through amendments to the Industrial A (IND-A) zoning to add performance standards for landscaping and pedestrian improvements.

STAFF RECOMMENDATIONS

1. The Applicant should address all staff and consultant’s comments.
2. The Planning Board will need to determine whether the project is compatible with the Comprehensive Plan.

<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 CR 29A. 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 will need to be scheduled. 5. 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. 6. The site plan 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 ability to provide water and sewer capacity for the proposed truck wash bay. It is recommended that the Applicant coordinate directly with the Water & Sewer Department so that the Water & Sewer Department can respond to the Planning Board's request. 7. The Applicant will be required to obtain a curbcut permit from the North Castle Highway Department. 	<p>The Architectural Review Board approved the proposed building design at the November 13, 2019 meeting</p> <p>The Application was referred to Westchester County on March 12, 2019.</p> <p>The Planning Board will need to determine whether it wishes to coordinate the environmental review of this project.</p> <p>The Application was referred to emergency services on March 12, 2019.</p> <p>The Water & Sewer Department has provided the following comments:</p> <p>You... stated that per the owner, the wash bay will be used rarely 5 times per month, however on the plans page 4 of 5 there is a water flow calculation which indicates 115 buses per week or 1,700 gallons per day? Major difference, so I will need some additional clarification. Also, there is no indication showing the size of the water service. The service according to the plan, is branching in two directions, this will require a meter pit, additionally the site will require a backflow prevention device, you may want to incorporate the meter and RPZ in a hotbox. RPZ design will have to come to me and I will forward to the Health Department for approval.</p> <p>Regarding the sewer, the plan shows 4" ductile iron but the detail shows cast iron. All original existing services (for both lots) both water & sewer will need to be abandoned properly.</p>

General Comments

1. The Applicant is seeking re-approval of the project since the previous site plan approval (#19-004) has expired.
2. The site plan shall be revised to depict and quantify (in square feet) any proposed Town-regulated steep slope disturbance.
3. The site plan depicts the removal of 6 Town-regulated trees.
4. The site plan should be revised to clearly indicate whether any freestanding signs are proposed.

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

It is recommended that the use of freestanding signs be limited since they may cause visual clutter along the Virginia Road corridor.