

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

December 14, 2023



APPLICATION NAME & NUMBER
 7 New King Street [2021-038] – Site Development
 Plan for Warehouse Addition

SBL
 118.02-2-3

MEETING DATE
 January 8, 2024

PROPERTY ADDRESS/LOCATION
 7 New King Street

BRIEF SUMMARY OF REQUEST

The Applicant originally proposed the expansion of existing 7,220 SF two-story warehouse by 6,007 SF. Relocation of existing site features such as trash containment area and parking and the construction of new additional parking spaces.

The project has been amended to remove the proposed warehouse addition.

The Applicant now seeks to legalize a canopy constructed over 10 parking spaces without permits, to relocate a shed and construct a new dumpster enclosure.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
IND-AA	Office/Warehouse	Industrial	Parking canopy, shed relocation, dumpster	4.2 acres

PROPERTY HISTORY	COMPATIBILITY with the COMPREHENSIVE PLAN
Office/Warehouse/Laboratory Uses on the property in the past.	The proposed action is consistent with the Comprehensive Plan.

STAFF RECOMMENDATIONS

1. It is recommended that the Planning Board approve the requested site plan.
2. The project is compatible with the Comprehensive Plan.

Procedural Comments

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 special permit 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 site is within 500 feet of NYS Route 120.
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 wetlands permit 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 neighbor notification notice will need to be sent to the Town of Greenwich, CT Town Clerk pursuant to § 239-nn of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of the Town of Greenwich.

General Comments

1. The submitted site plan depicts the property being used as an office and warehouse. It is noted that the Planning Department does not have a signed site plan for this property on record. Documentation in the Planning and Building Departments indicate that the site previously contained office, laboratory and warehouse uses.

It is noted that the site plan depicts the conversion of the space into a warehouse. However, it appears that warehouse uses in this district are limited to the Westchester County Airport and are not permitted on New King Street.

District	Permitted Principal Uses
1	2
IND-AA Industrial AA	<ol style="list-style-type: none"> 1. Any nonresidential uses permitted in an R-1A District, as permitted therein. 2. Business and professional offices and studios. 3. Motels, subject to the provisions of § 355-30F. *4. Business and light industrial uses meeting the standards and approved as required under item 1 of the PLI District. At the Westchester County Airport, such uses shall include the storage and repair of aircraft, the storage and distribution of aviation gasoline and warehouses (excluding truck storage or truck terminal facilities). 5. Taxi and limousine dispatch facilities pursuant to § 355-30K. 6. Fine arts instruction schools. 7. Personal training facilities. 8. Long-term parking structure pursuant to § 355-40W of the Town Code.

Staff Notes

The referral was made on January 25, 2022. The County notes that NYCDEP approval may be required. In addition, the County notes that additional pedestrian connectivity is warranted since a Bee-Line bus stop is located in close proximity to the site. Furthermore, the County recommends that recycling facilities be provided and that the site use green building technology and electric vehicle parking.

The referral was made on January 25, 2022. The Police Department had no comments or concerns regarding the application.

The Planning Board at the January 24, 2022 meeting directed the Applicant to seek a zoning text amendment from the Town Board to permit warehouse uses in the IND-AA Zoning District (not just at the airport).

The Applicant submitted the zoning text amendment request to the Town Board on February 10, 2022.

2. The canopy structure does not meet the minimum required 50 foot side yard setback and the 50 foot rear yard setback.
3. The Applicant should submit floor plans and elevations of the building for review.
4. After review of the site plan it is not clear whether the site contains the required number of parking spaces and whether the space size and maneuvering aisles meet the minimum requirements of the Town Code. The site plan shall be revised to number each space, depict the dimensions of parking spaces as well as maneuvering aisle width. Any parking spaces to be counted in a building shall also meet off-street parking requirements (access to space, space size, maneuvering aisle, etc.)
5. The site plan should include a dumpster enclosure detail for review as well as depict the newly proposed dumpster location.
6. The site plan contains a note indicating that impervious surfaces within the NYSDOT drainage easement are proposed to be removed. The site plan should clarify the disposition and new locations of the existing ramp and shed and include a restoration plan for this area.

A legend should be added to the plan identifying the difference between dashed parking spaces and solid parking spaces.

In general, the plan should clearly indicate existing original improvements, improvements that exist but not previously approved, and proposed improvements.