

**STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT**

October 18, 2021



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

SBL  
 118.02-2-3

**MEETING DATE**  
 October 25, 2021

**PROPERTY ADDRESS/LOCATION**  
 7 New King Street

**BRIEF SUMMARY OF REQUEST**

**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 proposed expansion will require a local wetland permit and will also require a stormwater permit from the Town of North Castle and NYC DEP.**



**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	Building Expansion, Parking	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. Pursuant to Section 340-5.B(1) 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.
3. 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.
4. The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA).
5. A Public Hearing for the proposed site plan and wetlands permit will need to be scheduled.
6. 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.
7. 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.
8. The Planning Board should schedule a site visit.

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 indicates that the site previously contained office, laboratory and warehouse uses.

It is noted that the site plan depicts an expansion of a warehouse use. 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
<b>IND-AA Industrial AA</b>	<ol style="list-style-type: none"> <li>1. Any nonresidential uses permitted in an R-1A District, as permitted therein.</li> <li>2. Business and professional offices and studios.</li> <li>3. Motels, subject to the provisions of § 355-30F.</li> <li>*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).</li> <li>5. Taxi and limousine dispatch facilities pursuant to § 355-30K.</li> <li>6. Fine arts instruction schools.</li> <li>7. Personal training facilities.</li> <li>8. Long-term parking structure pursuant to § 355-40W of the Town Code.</li> </ol>

Staff Notes

The Building Department will need to confirm that the current and proposed uses on the site are permitted and that there are no current issues regarding the existing use of the property.

It is not clear whether Business and light industrial uses meeting the standards and approved as required use item 1 of the PLI District includes warehouse uses.

If so, the Applicant will need to obtain a Town Board Special Use Permit (as noted by the asterisk).

After consultation with the Building Department, it is recommended that the Applicant seek an interpretation from the Zoning Board of Appeals as to whether or not a warehouse use is permitted in the IND-AA Zoning District.

2. The Applicant should submit existing and proposed floor plans and elevations for review.
3. The parking schedule on the site plan only accounts for the warehouse use and does not include the other building located on the property. The parking schedule should be revised to depict all existing and proposed uses.
4. The proposed building addition is located in a Town-regulated wetland buffer. The site plan should be revised to depict and quantify the proposed amount of disturbance. A mitigation plan that mitigates two square feet for every square foot of disturbance should be prepared for review.
5. It appears that the proposed addition would require the removal of Town-regulated trees. The site plan should be revised to depict trees proposed to be removed as well as tree protection measures for those trees proposed to remain.
6. The Applicant should submit a landscape plan/tree mitigation plan for review.
7. The site plan should depict and dimension all existing and proposed off-street parking spaces.
8. The site plan should include a dumpster enclosure detail for review.
9. The site plan should be revised to depict all existing and proposed site lighting. A photometric plan and lighting details should be provided.
10. 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 of the existing ramp and shed.