

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

November 4, 2022



APPLICATION NUMBER & NAME
#2021-039 – 428-436 Main St. – Site
Plan Approval

SBL
108.01-6-24

MEETING DATE
November 14, 2022

PROPERTY ADDRESS/LOCATION
428-436 Main St, Armonk

BRIEF SUMMARY OF REQUEST

The Applicant is seeking approval of a site plan for the property located at 430 Main Street that would memorialize existing conditions and establish a set of legal uses on the property.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
CB-A2 Central Business District	Office and Retail Building w/apartment	Commercial Development Along NYS Route 128;	None	0.25 acres

PROPERTY HISTORY

- Existing commercial building containing a variety of uses.

COMPATIBILITY with the COMPREHENSIVE PLAN

Avoid expansion of the existing retail areas in Town, focusing on enhancing them through transportation improvements, landscaping and beautification, strong site design and targeted infill housing as appropriate.

STAFF RECOMMENDATIONS

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

<p><u>Procedural Comments</u></p> <ol style="list-style-type: none"> 1. The application for site plan 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 subject site is located within 500 feet of NY Route 128. 2. The Proposed Action would be classified as a Type II 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 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. 5. Any new signage would require referral to the Architectural Review Board pursuant to Section 355-16(3) of the Town Code. 	<p><u>Staff Notes</u></p> <p>Construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities;</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. At the January 24, 2022 Planning Board meeting, the Applicant was directed to tally the uses on site at time of the off-street parking variance (1996) and compare to uses existing/proposed on site at this time. If the required parking is the same or less, then the Planning Board can adopt the requested site plan since the off-street parking issues were covered by the original variance. If existing/proposed uses exceed the parking required at the time of the 1996 variance, the Applicant will need to return to ZBA for amended off-street parking variance for the delta. 2. The submitted 1996 variance appears to grant a variance for retail uses on the site; however, the submitted variance does not appear to address the, at that time, existing office and apartment uses. In fact, the 1996 variance only appears to address a change of use to permit a shoe store. 3. The submitted 2022 floor/use plans should be revised to assign a proposed use to the existing vacant spaces. This way new tenants can move into the space without returning to the Planning Board. 	<p>The Applicant has submitted several exhibits attempting to address the issues raised at the 1/24/22 PB meeting. However, the exhibit labeling is confusing and the submitted information is not clear. It is requested that the Applicant prepare a plan labeled 1996 that depicts the site plan with off-street parking, site use chart and off-street parking requirements. In addition, it is requested that the Applicant prepare a plan labeled 2022 that depicts the site plan with off-street parking, site use chart and off-street parking requirements.</p> <p>It is not apparent how the 1996 variance addressed the existing office and apartment uses. It might be necessary for the Applicant to return to the ZBA and obtain an off-street parking variance for the 2022 mix of uses on the property. This certainly would clarify the record for the future.</p>