

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

November 12, 2021



APPLICATION NAME & NUMBER
Recreation Center – RELIP Zoning District

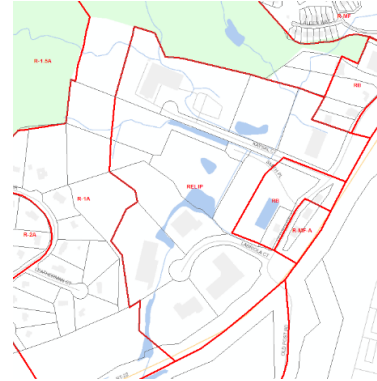
SBL
N/A

MEETING DATE
November 17, 2021

PROPERTY ADDRESS/LOCATION
RELIP Zoning District (Labriola Ct and Kaysal Ct)

BRIEF SUMMARY OF REQUEST

Request to add Recreation Centers use as a permitted principal use in the RELIP Zoning District.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
RELIP Research, Electronic and Light Industrial Park District	Industrial	Commercial development along Old Route 22	None proposed	58 acres

PROPERTY HISTORY

The RELIP Zoning is an existing industrial zone located on Labriola Ct and Kaysal Court. In the recent past, the Town Board has amended permitted principal uses in the RELIP to include fine arts instruction schools and commercial dog care facilities.

COMPATIBILITY with the COMPREHENSIVE PLAN

- Page 34 of the Comprehensive Plan states: In the PLI and DOB-20A zones, retail, hotel, personal-service, entertainment and ancillary education uses may also be permitted for these districts, but any retail should be limited to accessory uses to avoid competition with established shopping areas, especially downtown Armonk. The Town may consider a similar approach to the RELIP zone on Old Route 22, given that it is very similar to the PLI district and the land-use character along this corridor is shifting from a light industrial/commercial environment to a more mixed-use setting.

The proposed request to add Recreation Centers as a permitted principal use is compatible with the Comprehensive Plan.

STAFF RECOMMENDATIONS

- The Town Board will need to determine whether the proposed recreation use, which is also permitted in PLI Zoning District, (Business Park Drive) should also be permitted in the RELIP Zoning District. Adding Recreation Centers to the list of permitted principal uses in the RELIP Zoning District would be compatible with the Comprehensive Plan.

<p><u>Procedural Comments</u></p> <ol style="list-style-type: none"> 1. The Proposed Action would be classified as a Type I Action pursuant to the State Environmental Quality Review Act (SEQRA). The Town Board should declare their intent to act as Lead Agency at this time. 2. Pursuant to Section 355-80 of the Town Code, the zoning petition is required to be referred to the Planning Board for report. 3. Pursuant to Section 355-80 of the Town Code, the zoning petition is required to be referred to the Westchester County Planning Board for report. 4. The Town Board is required to conduct a public hearing regarding the proposed zoning text amendment. 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 Town Board regarding providing emergency services associated with the proposed use within the RELIP Zoning District. 6. The site plan should be forwarded to the Sewer and Water Department so that they may make any pertinent recommendations to the Town Board regarding the capacity of the sewer and water infrastructure to handle the proposed amount of effluent and water associated with adding this use to the RELIP Zoning District. 	<p><u>Staff Notes</u></p> <p>(2) the adoption of changes in the allowable uses within any zoning district, affecting 25 or more acres of the district;</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. Given the discussion of the RELIP district in the Comprehensive Plan (see above) where uses in the PLI Zoning District should also be considered for the RELIP zone, the proposed Recreation Center use would appear to be an appropriate use given the shift from a traditional light industrial/commercial environment to a more mixed-use setting. 	