

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

February 11, 2022



APPLICATION NAME & NUMBER
Warehouse Use – IND-AA Zoning District

SBL
N/A

MEETING DATE
February 16, 2022

PROPERTY ADDRESS/LOCATION
IND-AA Zoning District (New King Street)

BRIEF SUMMARY OF REQUEST

Town Board action to add Warehouse use as a permitted principal use in the IND-AA Zoning District (New King Street).



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 Industrial AA District	Industrial	Airport, Industrial uses along New King St.	None proposed	176 acres

PROPERTY HISTORY

The IND-AA Zoning District is an existing industrial zone located on New King Street incorporating the Westchester County Airport. In the recent past, the Town Board has amended permitted principal uses in the IND-AA to include Taxi dispatch facilities, fine arts instruction schools, personal training facilities and Airport long-term parking.

COMPATIBILITY with the COMPREHENSIVE PLAN

Page 75 of the Comprehensive states:

The long-term health of the County Airport has major potential impacts on North Castle. This Plan supports the existing airport in its current footprint, as well as the possibility for new, airport supportive ancillary uses along New King Street. Such uses, which could be expected to generate positive economic impacts for the Town and support the existing airport, could be considered by special permit from the Town Board. The Plan does not support expansion of any flights at the airport.

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

STAFF RECOMMENDATIONS

1. The Town Board will need to determine whether the proposed warehouse use, which is also permitted in all of the other industrially zoned areas of the town should also be permitted in the IND-AA Zoning District. Adding Warehouse use to the list of permitted principal uses in the IND-AA 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 IND-AA 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 future water infrastructure to handle the proposed amount of effluent and water associated with adding this use to the IND-AA 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. The proposed Warehouse use would appear to be an appropriate use within the IND-AA Zoning District. 	