

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

March 4, 2022



APPLICATION NAME & NUMBER
 A local law to establish Recreation Center Special Use Permit requirements [2022-008]

SBL
 N/A

MEETING DATE
 March 14, 2022

PROPERTY ADDRESS/LOCATION
 Industrial Zoning Districts

BRIEF SUMMARY OF REQUEST

Local Law that would require Recreation Center uses to obtain a Town Board Special Use Permit and to establish Recreation Center Special Use Permit standards.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
N/A	Industrial	Industrial	None proposed	N/A

PROPERTY HISTORY

COMPATIBILITY with the COMPREHENSIVE PLAN

Industrial land use includes manufacturing, warehouse and distribution facilities, and accounts for only 0.4% of the land area in North Castle. Several industrial properties are located in the Armonk area, just east of downtown and on Business Park Drive, taking advantage of the easy access to I-684 and Route 22. The other concentration of manufacturing, industrial and warehousing uses is along Lafayette Avenue and Virginia Road in North White Plains near the Metro-North rail yard facilities.

STAFF RECOMMENDATIONS

1. The Town Board will need to determine whether a Recreation Center use should require the issuance of a Town Board Special Use Permit in all industrially zoned land. Additionally, the Town Board will need to determine whether the proposed Recreation Center Special Use Permit standards are appropriate. Finally, the Town Board should determine whether it is appropriate to expand the existing definition of Recreation Center at this time.

<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. 	<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 Town Board has expressed its desire to standardize whether a Recreation Center use requires the issuance of a Special Use Permit by requiring a Town Board Special Use Permit for a Recreation Center use in all zoning districts. Additionally, the Town Board expressed an interest in adopting Recreation Center Special Use Permit standards. 2. The Planning Board noted that the Town Board may also wish to consider expanding the definition of Recreation Center at this time. <p>Existing Definition</p> <p>RECREATION CENTER A fully enclosed building used for a gym, indoor field sports, batting cages, playing courts, ice rinks, golf practice and putting areas and associated instructional areas for same.</p> <p>Planning Board Proposed Definition</p> <p>RECREATION CENTER, INDOOR A recreational facility entirely indoors conducted for commercial purposes, with or without spectator seating and providing accommodations for a variety of individual, organized, or franchised sports, including but not limited to basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, or handball. Such facility may also provide other regular organized or franchised events, health and fitness club facilities, baseball / softball, golf, dance studios and instruction, music schools and instruction, martial arts studios and instruction, skateboard facilities, trampoline or gymnastics facilities, swimming pool, snack bar, restaurant, retail sales of related sports, health or fitness items, and other support facilities.</p> <p>RECREATION CENTER, OUTDOOR A recreational facility in open, partially enclosed or screened facilities, conducted for commercial purposes with any of the uses included in commercial indoor recreation and also including uses such as athletic fields, miniature golf, golf practice, BMX / skateboard park; swimming, bathing, and wading.</p>	