

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

May 2, 2022



APPLICATION NUMBER - NAME
 #2022-019 – 94 Business Park Drive
 Site Plan Amendment – Outdoor Storage

SBL
 108.03-1-50

MEETING DATE
 May 9, 2022

PROPERTY ADDRESS/LOCATION
 94 Business Park Drive

BRIEF SUMMARY OF REQUEST

PODS is seeking amended site plan approval for the outdoor storage of 108 outdoor containers stacked three high (858 containers are proposed inside the warehouse).



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
PLI Planned Light Industry District	Warehouse (under construction)	Office and Industrial Uses	Outdoor Storage	5.52 acres

PROPERTY HISTORY

ca. 1972 – Ramada Inn

 2021 – Approval of 71,574 s.f. warehouse

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.

 Explore adjusting the PLI and DOB-20A zoning to facilitate the location of a modern hotel with amenities and entertainment/cultural or ancillary education uses.

STAFF RECOMMENDATIONS

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

<u>Procedural Comments</u>	<u>Staff Notes</u>
<ol style="list-style-type: none"> 1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA). 2. A Public Hearing for the proposed site plan will need to be scheduled. 3. 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, emergency vehicle access or any other issued deemed important to providing emergency services. 4. 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 I-684. 	
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. Plan A1 depicts 36 outdoor stacks of three containers (shaded blue) for a total of 108 outdoor containers located at the rear of the property. However, Plan A1 also depicts an additional 24 stacks of three containers – for a total of 72 additional smaller containers (unshaded; optional). 2. Plan A-1 and Plan 1 do not depict the same extent of outdoor storage area. 3. Plan 1 should be revised to depict the outdoor storage layout specifics depicted on plan A-1. 4. The Applicant shall illustrate and/or describe how the PODS will be picked up and deposited. It is not clear whether the stacks are accessible or whether shuffling/moves will be required to access the PODS. The Applicant shall demonstrate that adequate maneuvering room is provided. 5. The existing warehouse was built to the maximum amount of FAR (0.3), maximum building coverage (30%) and at the maximum height (35 feet). 6. The site plan depicts containers stacked three high. The site plan should be revised to contain a detail of the containers and the height of the stack. Of particular concern is the visual impact of the proposed outdoor storage from adjacent properties. 7. The existing warehouse requires a total of 9 loading spaces (approved site plan depicted 16). The proposed amended site plan does not depict any loading spaces. The Applicant should describe how and where loading/unloading will occur on the site. <p>It is noted that Section 355-58(4) of the Town Code states: "Upon consideration of all factors entering into the loading and unloading needs of each use, the Planning Board may make appropriate reductions in the loading requirements ..."</p> <ol style="list-style-type: none"> 8. The site plan depicts the construction of two new ramps into the warehouse. The Town Engineer should determine whether the ramps are designed correctly. 9. All submitted plans shall contain the seal and signature of the professional preparing the plan. 	<p>The site plan should be revised to remove the optional containers from the site plan.</p> <p>Plan 1 should be revised to depict the maximum extent of outdoor storage as depicted on Plan A-1, without the optional storage.</p> <p>The Planning Board will need to determine whether the proposed outdoor storage use effectively overburdens this site.</p> <p>The Planning Board should pay particular attention to any visual impacts to/from the Bristol Assisted Living Community.</p> <p>The Planning Board will need to evaluate the request to eliminate loading spaces from the site plan.</p>