

**STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT**

April 28, 2022



APPLICATION NUMBER - NAME  
 #2022-021 – 4 New King Street Site  
 Development Plan Amendment Approval

SBL  
 188.02-2-1

MEETING DATE  
 May 9, 2022

PROPERTY ADDRESS/LOCATION  
 4 New King Street

**BRIEF SUMMARY OF REQUEST**

Site plan amendment to permit overnight parking of 7 vehicles associated with PS Electric, 5 vehicles associated with Mariani Landscaping, and a gravel pad area.



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 Industry District | Office Building   | Office and Industrial Uses    | Creation of overnight parking and outdoor storage on new gravel pad | 2.33 acres       |

**PROPERTY HISTORY**

**COMPATIBILITY with the COMPREHENSIVE PLAN**

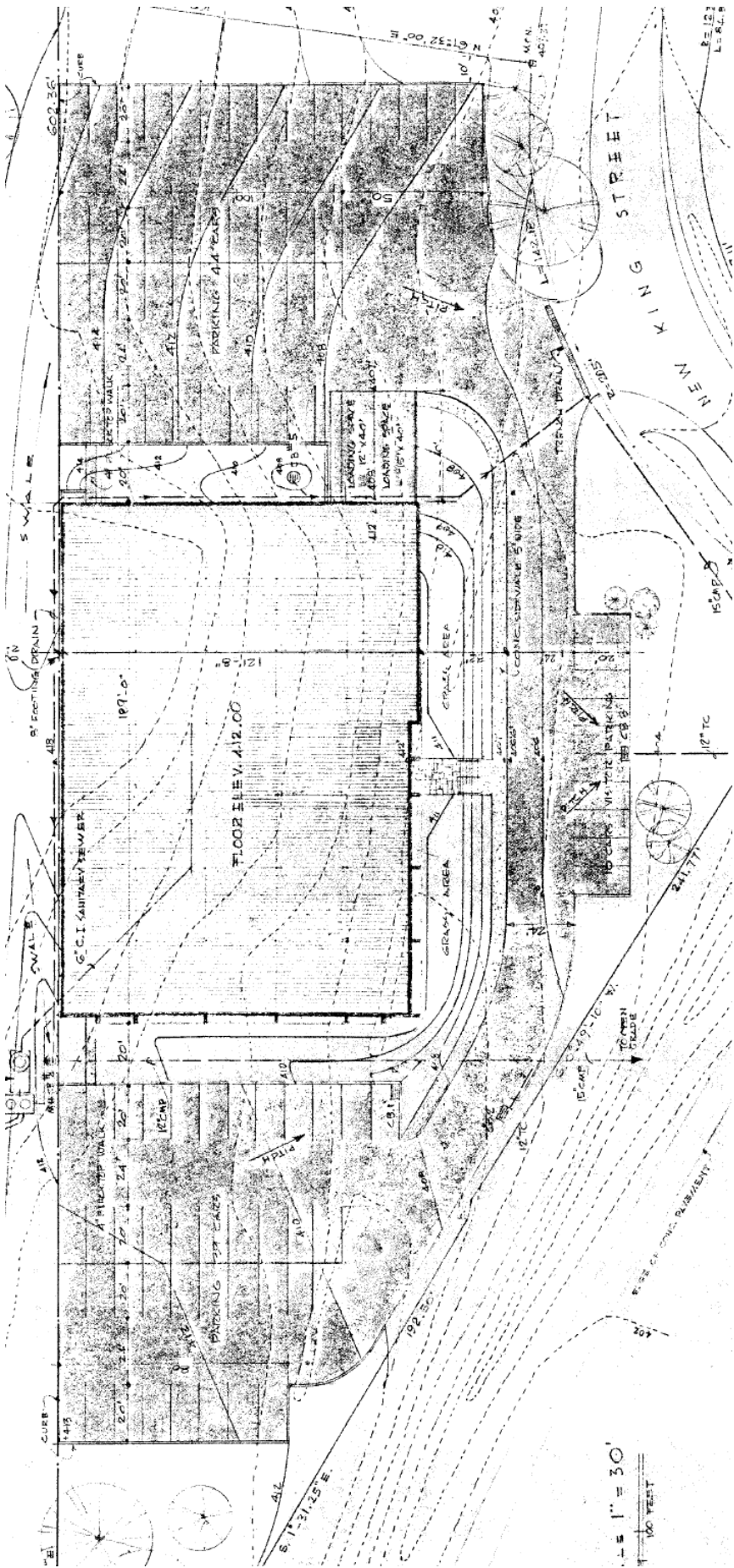
**STAFF RECOMMENDATIONS**

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"> <li>1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).</li> <li>2. A Public Hearing for the proposed site plan application will need to be scheduled.</li> <li>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.</li> <li>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 and NYS Route 120.</li> <li>5. The public hearing notice will need to be sent to the Town of Greenwich, CT Town Clerk pursuant to § 239-nn of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of the Town of Greenwich.</li> </ol>  |                    |
| <p><u>General Comments</u></p> <ol style="list-style-type: none"> <li>1. Outdoor storage and overnight storage of vehicles are only permitted for on-site uses. The Applicant shall demonstrate that Mariani and PS Electric have offices in the building.</li> <li>2. In order for the Planning Board to approve the storage of vehicles in the existing parking lot, the Applicant will need to demonstrate that the off-street parking requirement can be met on site and that the storage of vehicles is a customary use associated with the operation of the office.</li> <li>3. The site plan depicts a total of 100 off-street parking spaces (minus 7 for PS Electric and 5 for Marinai); however, the plans in the Planning Department file depict a total of 93 off-street parking spaces (see end of report). The Applicant will need to demonstrate that the proposed parking lot layout of 100 spaces meets the minimum requirements of the Town Code. Specifically, the size of all parking spaces and drive aisles should be dimensioned on the plan.</li> <li>4. The off-street parking calculation is based upon the whole building being utilized as an office; however, the Planning Board in 2015 approved a change of use in the building from office to personal training. The off-street parking chart should be updated to reflect the current uses in the building. Based upon the 2015 approval, a total of 95 off-street parking spaces are required for the property. If still accurate, some of the overnight parking spaces will need to be eliminated or the Applicant will need to seek a variance from the Zoning Board of Appeals.</li> <li>5. The site plan should identify the type of vehicles that will be parked in the PS Electric spaces.</li> <li>6. The site plan should identify the type of vehicles that will be parked in the Mariani spaces.</li> <li>7. The site plan should be revised to include a layout plan for the proposed gravel pad. The plan should identify how this area will be used; e.g., what type of equipment, materials, height, and vehicles that will be stored. The plans should identify any proposed screening.</li> <li>8. The existing shed that is partially located in the Town of North Castle shall be relocated to be either entirely in CT or entirely in NY. If located in NY, the site plan should indicate the proposed use of the shed, the floor area table for the property should be updated to include the floor area of the shed and the off-street parking table should be updated to reflect the new floor area.</li> </ol> |                    |

9. Site plan elements located outside of NY should be removed from the plan. A note should be added stating that all improvements in CT require approval from the Town of Greenwich.

10. Any existing and proposed lighting that was not approved in a previous site plan approval should be depicted on the site plan and contain details of the lighting fixtures. It appears that lighting has been installed in the gravel area. The lighting does not appear to meet the requirements of Section 355-45.M of the Town Code with respect to being down-lit and shielded.



1" = 30'  
1" = 100 FEET