

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

May 13, 2022



APPLICATION NUMBER & NAME
 #2022-039 – 825 N. Broadway – Site
 Plan Approval

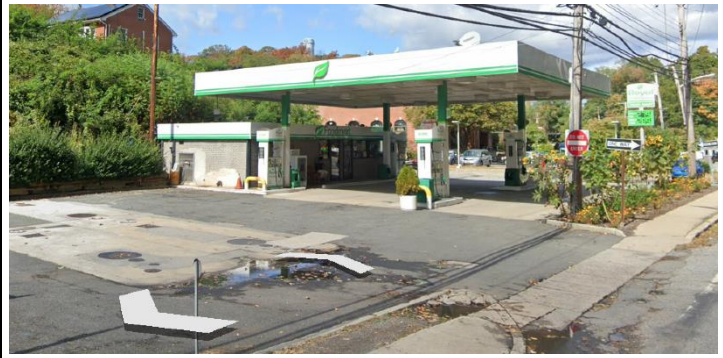
SBL
 122.12-4-29

MEETING DATE
 May 23, 2022

PROPERTY ADDRESS/LOCATION
 825 N. Broadway, NWP

BRIEF SUMMARY OF REQUEST

The subject property is an existing gasoline filling and convenience store use in the CB Zoning District. The Applicant is seeking site plan approval to renovate the interior of the existing building, add an additional fueling pump and replace the underground fuel storage tanks.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
CB Central Business District	Gasoline and Convenience Store	Commercial Development Along NYS Route 128;	See above	0.5 acres

PROPERTY HISTORY	COMPATIBILITY with the COMPREHENSIVE PLAN
- Existing gasoline and service station	In North White Plains, the emphasis should be on improving the Route 22 corridor (see Chapter 6) to enhance the attraction and viability of retail.

STAFF RECOMMENDATIONS

1. Once all staff and consultant's comments are addressed, the Planning Board should give consideration to approving the requested permits.

<p><u>Procedural Comments</u></p> <ol style="list-style-type: none"> 1. 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 NY Route 22. 2. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA). 3. A Public Hearing for the proposed site plan will need to be scheduled. 4. The site plan should be forwarded to the Chief of Police, Fire Inspector and the North White Plains Fire Chief so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the designation of no-parking zones, emergency vehicle access or any other issued deemed important to providing emergency services. 5. Pursuant to Section 12-18(1) of the Town Code, all site development plans submitted to the Planning Board are required to be referred to the Architectural Review Board (ARB) for review and comment. 6. Any new signage would require referral to the Architectural Review Board pursuant to Section 355-16(3) of the Town Code. 	<p><u>Staff Notes</u></p> <p>Construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities;</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The Planning Department has concerns with the proposed site circulation and access. The proposed configuration does not permit any cars to circulate around the pumps. Therefore, if an open pump is available, it can't be accessed if a car is located at any of the other pumps. The pump adjacent to the building should be removed. The pumps should also be relocated under the canopy so that a circulation aisle can be provided. 2. The existing one-way circulation pattern and signs should be depicted on the site plan. 3. The site plan should be revised to clearly depict existing and proposed dimensions of the canopy. 4. The Applicant should take this opportunity to aesthetically improve the design of the building and site. It is recommended that the Planning Board and the Architectural Review Board work closely with the Applicant to maximize quality design standards. 5. The site plan should depict the rehabilitation and repaving of the entire parking lot. 6. A photometric plan should be submitted for review. The plan shall clearly demonstrate conformance with Section 355-15.N and Section 355-45.M of the Town Code. 	<p>Proposed access to the pumps should be reconsidered and modified so as to provide circulation around the pumps. As proposed, the layout does not conform to Section 355-45.A of the Town Code which requires that the site provide an adequate, convenient and safe vehicular and pedestrian circulation system, so that traffic generated by the development will be properly handled both within the site and in relation to the adjoining street system.</p> <p>The lighting plan should clearly depict all lighting fixtures on the site, including on or under the proposed canopy. Particular attention should be paid to how bright the area under the canopy will be. It is recommended that no more than 12 foot candles be provided under the canopy.</p>

7. The site plan should be revised to depict any proposed signage – free standing, building mounted and others. The Applicant should submit an exhibit depicting conformance with Section 355-16 of the Town Code.
8. The site plan should be revised to contain a note stating that outdoor repair of vehicles shall be prohibited.
9. The Zoning Compliance Chart should be revised to provide the off-street parking calculations used to arrive to the conclusion that the off-street parking requirements are met. Pursuant to Section 355-57 of the Town Code, the gasoline station requires 1 space per employee on the largest work shift, plus 3 for each service bay. The convenience store component requires 1 off-street parking space for every 150 square feet of gross floor area.

The signage plan should clearly depict any newly proposed signage, on pumps, building mounted, freestanding or on the proposed canopy.