

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

May 27, 2022



APPLICATION NUMBER - NAME
 #2022-027 – 12 Labriola Ct Change of Use
 Site Development Plan Approval

SBL
 107.04-2-22

MEETING DATE
 June 13, 2022

PROPERTY ADDRESS/LOCATION
 12 Labriola Ct

BRIEF SUMMARY OF REQUEST

Interior renovation of the existing buildings along with a proposed change in use from office/warehouse to office/warehouse/manufacturing.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
RELIP Industry District	Office/Warehouse Building	Office and Industrial Uses	None	5.32 acres

PROPERTY HISTORY

1985 – Construction of office/warehouse building

COMPATIBILITY with the COMPREHENSIVE PLAN

STAFF RECOMMENDATIONS

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

<p><u>Procedural Comments</u></p> <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 application 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 NYS Route 22. 	<p><u>Staff Notes</u></p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. Holderness and Bourne is seeking to consolidate and relocate their corporate, warehouse and manufacturing facilities to this site. Minimal changes are proposed to the site. The most significant change is the proposed addition of a new small manufacturing component (clothing embroidery) as compared to the existing office and warehouse uses. In addition, a new freestanding sign is proposed adjacent to Labriola Ct. 2. The Applicant should submit floor plans depicting the proposed uses of the buildings: office, warehouse and manufacturing. 3. The off-street parking analysis should be revised to include the proposed manufacturing use. Off-street parking for the manufacturing use should be calculated as follows: 1 per employee on the largest work shift, but not fewer than 1 per 375 square feet of gross floor area, plus 1 for each commercial vehicle garaged on the lot. 4. Given that the existing site does not contain the minimum required amount of off-street parking, the proposed change of use will exacerbate the existing non-conformity since manufacturing requires more off-street parking as compared to the existing warehouse use. 5. If outdoor storage of material or vehicles is required, the site plan should be revised to depict the proposed location of such uses. 6. The site contains a 30-yard dumpster for refuse disposal. However, the open dumpster does not conform to the minimum standards of Section 355-15.O of the Town Code. The site plan should be revised so that the dumpster is enclosed, fireproof and prevent blowing away of debris. 	<p>A detail of the proposed freestanding sign should be provided. It is recommended that a monument type sign be proposed.</p> <p>The Applicant will need to secure an off-street parking variance from the Zoning Board of appeals.</p> <p>The Applicant should explain to the Planning Board and the Zoning Board of Appeals how the site will have adequate off-street parking for the proposed mix of uses.</p>