

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

June 16, 2023



APPLICATION NAME & NUMBER
78 Lafayette Ave [2022-032] – Site Development,
Steep Slope, Tree Removal Permit Approvals

SBL
122.12-1-29

MEETING DATE
June 26, 2023

PROPERTY ADDRESS/LOCATION
78 Lafayette Avenue, NWP

BRIEF SUMMARY OF REQUEST

Proposed construction of an 8,120 square foot office/warehouse building and appurtenances.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
IND-A	Vacant Land	Industrial	New building and yard	0.6 acres

PROPERTY HISTORY

COMPATIBILITY with the COMPREHENSIVE PLAN

The Comprehensive Plan states the following with respect to the IND-A Zoning District:

- Consider amendments to the IND-A district to incorporate standards for landscaping and sidewalks, to improve conditions along Virginia Road and Lafayette Avenue.

STAFF RECOMMENDATIONS

1. The Applicant should be directed to address the outstanding comments in this report.
2. The Applicant shall demonstrate the proposed outdoor yard is essential to the warehouse use and is limited to 15% of the lot area.
3. The Planning Board shall closely review the proposed retaining wall height and determine whether such proposed walls heights are appropriate.

<u>Procedural Comments</u>	<u>Staff Notes</u>
<ol style="list-style-type: none"> 1. 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. 2. The application for special permit 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 site is within 500 feet of the Bronx River Parkway. 3. The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA). 4. A Public Hearing for the proposed site plan will need to be scheduled. 5. 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. 6. The notice of public hearing will need to be sent to the Towns of Greenburgh and Mt. Pleasant 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 Towns of Greenburgh and Mt. Pleasant. 	
<ol style="list-style-type: none"> 1. The site plan has been revised to enlarge and reconfigure the proposed building location. The Planning Department does not have any significant concerns with the proposed plan change. 2. It is recommended that the West (front) elevation be further refined to present more like a front elevation rather than a side elevation. While it is understood that the building is located in an industrial district, it appears that with some modest architectural design elements the elevation could be improved upon. 3. The Applicant may wish to modify the grading plan and north elevation so that a rollup door can be accommodated along the access easement shared with 80 Lafayette Ave. 4. The proposed plan changes result in the construction of a new four foot wall 10 feet from the Lafayette Avenue right-of-way. The Applicant should submit design details for this wall. Given that the wall will have high visibility from the street, the wall should be designed as an attractive site element. 5. The Applicant has submitted a rudimentary planting plan. Given the proposed design changes, the Applicant is creating a new 10 foot deep area between the right-of-way and the building. It is suggested that the Applicant prepare a detailed landscape design for this area as it would be an enormous improvement as compared to other properties along this street and can serve as a model as to how properties can be developed along Lafayette Avenue. 6. The site plan no longer depicts outdoor storage of material. The Applicant should confirm that outdoor storage is no longer desired. If desired, pursuant to Accessory Use 2 in the IND-A Zoning District, Outdoor storage of materials and equipment is permitted, only when determined by the Planning Board as accessory and essential to a permitted use and only when such storage areas do not exceed 15% of the lot area, are suitably screened and are approved by the Planning Board as to location and screening. 7. The off-street parking requirement chart should indicate the number of proposed commercial vehicles that will be parked on the site. Previously, the Applicant noted that 4 commercial vehicles will be parked on the site. 8. The site plan should contain a proposed lighting plan. If only site safety lighting is required, it is recommended a minimum level of 0.2 Fc and an average level of 0.8Fc is recommended. In addition, the lot should be evenly lit with a Max/Min level 20:1 and average/min of 4:1. 	<p>It appears that there are several feet between the edge of pavement and the Applicant's property line. The Planning Department encourages the Applicant to propose landscape improvements in this area.</p>

9. The site plan depicts the construction of retaining walls well in excess of 6 feet in height in order to fully develop the property (approx. 20 feet). The Planning Board will need to determine whether the proposed retaining walls are appropriate and conform to the requirements of Section 355-15.G of the Town Code.
10. The site plan depicts the removal of five Town-regulated trees.
11. The site plan should depict Town-regulated steep slopes and depict the areas of Town-regulated steep slope disturbance. The area of disturbance should be quantified in square feet.
12. Pursuant to Section 355-45.E of the Town Code, the site plan should be revised to depict the underground installation of all utilities and services, including lines and equipment, for providing power and/or communication, in order to achieve greater safety and improved appearance.