

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

June 16, 2022



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

SBL
122.12-1-29

MEETING DATE
June 27, 2022

PROPERTY ADDRESS/LOCATION
78 Lafayette Avenue, NWP

BRIEF SUMMARY OF REQUEST

Proposed construction of a 6,612 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.

Procedural Comments

Staff Notes

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.

General Comments

1. The Applicant has indicated that the proposed use of the property includes office, warehouse and storage yard uses.

The Applicant should submit floor plans and elevations for review.

In addition, the site plan shall depict the proposed storage yard uses.

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.

The Applicant shall address the above issues on the site plan.
2. The northernmost proposed truck space does not appear to be accessible.
3. The site plan should include a trash enclosure detail.
4. The Zoning Conformance Chart should be revised to include the calculations used to calculate net lot area.
5. The Zoning Conformance Chart should be revised to correct the proposed side yard setback.
6. The Zoning Conformance Chart should be revised to include proposed building height in feet.
7. The Zoning Conformance Chart should be revised to include the maximum permitted amount of FAR and proposed FAR.
8. The off-street parking requirement chart should be updated to include the number of employees on the largest work shift as well as the proposed number of commercial vehicles on the lot.
9. Pursuant to Section 355-58.C(3) of the Town Code, the site requires a minimum of one 15'x40' loading space for each establishment, and one additional space for each 10,000 square feet of gross floor area or major portion thereof in excess of 4,000 square feet of gross floor area.

Generally, standard warehouse uses do not require an outdoor yard. The Applicant will need to explain how the proposed yard is accessory and essential to the permitted warehouse use.

Based upon the Town Code, one loading space is required.

10. Pursuant to Section 355-56.G of the Town Code, the proposed 13.5 foot wide access drive does not meet the minimum size requirement. The site plan shall be revised.
11. Pursuant to Section 355-15.M(1) of the Town Code, a 10 foot deep landscaped buffer area is required along any lot line abutting a residence district. The plans should be revised to depict landscaping of the buffer and between the proposed retaining walls. .
12. Pursuant to Section 355-56.H of the Town Code, at least one tree, not less than three inches in caliper at time of planting, shall be provided within the parking area for each 10 parking spaces. In addition, pursuant to Section 355-56.H(2) of the Town Code, at least 10% of the interior of the parking area shall be curbed and landscaped with trees, shrubs and other plant material. The plans should be revised to comply with this provision of the Town Code.
13. The Applicant should provide a proposed planting plan that depicts the location of all proposed planting. In addition, the plan should include a planting schedule that includes the scientific name, common name and size of the proposed plant material.
14. 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.
15. The site plan depicts the construction of retaining walls well in excess of 6 feet in height in order to fully develop the property (22 feet lower wall and 20 foot upper wall). 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.
16. The site plan depicts the removal of all but one Town-regulated trees. The Planning Board will need to determine whether the proposed amount of Town-regulated tree removal is acceptable.
17. 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.
18. 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.

Size of Parking Area (number of spaces)	Required Width of Access Drive (feet)
1 to 5	15
6 to 20	20
21 and above	24

The proposed height of walls on this site appears to be excessive. The Applicant and the Planning Board should explore ways to minimize the visual impact of the proposed over 40 feet of proposed walls on this site.