

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

October 28, 2022



APPLICATION NUMBER - NAME
 #2022-041 – 100 Business Park Drive
 Amended Site Development Plan and
 Wetlands Permit Approvals

SBL
 108.03-1-51

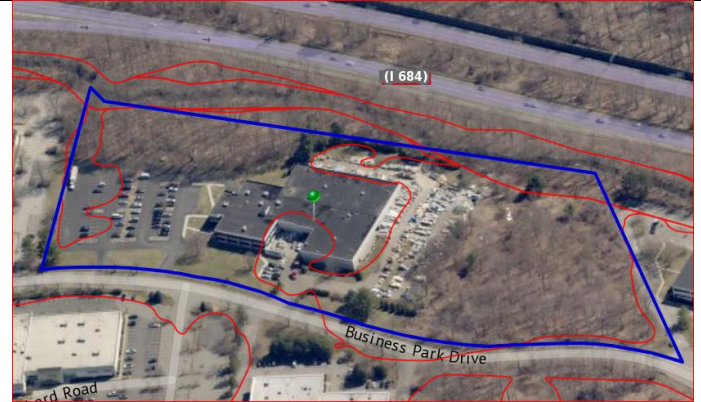
MEETING DATE
 November 14, 2022

PROPERTY ADDRESS/LOCATION
 100 Business Park Drive

BRIEF SUMMARY OF REQUEST

Amended Site Plan approval to construct a 146,792 s.f. self-storage/warehouse building. The self-storage portion of the building is proposed to be 3-stories and 92,913 s.f., with a footprint of 30,971 s.f. The warehouse portion of the building is proposed to be 1-story and 53,879 s.f., including a 10,000 s.f. mezzanine.

The property is approximately 11.3 acres in size and lies within the PLI zoning district. The site is currently developed with a 62,782 square foot office/light industrial building with associated off-street parking.



PENDING ACTION: ☒ Plan Review ☐ Town Board Referral ☐ Preliminary Discussion

| EXISTING ZONING | EXISTING LAND USE | SURROUNDING ZONING & LAND USE | SITE IMPROVEMENTS | SIZE OF PROPERTY |
|---|---------------------------------------|-------------------------------|---|------------------|
| PLI Planned Light Industry District | Office/Warehouse/Recreation Center | Office and Industrial Uses | Proposed new self storage/warehouse building | 11.27 acres |

PROPERTY HISTORY

1975 – Building Permit issued to HO Penn for office and warehouse building

2020 – Approval to store 5,000 cubic yards of fill

2021 – Approval to construct a 74,850 s.f. warehouse

COMPATIBILITY with the COMPREHENSIVE PLAN

Avoid expansion of the existing retail areas in Town, focusing on enhancing them through transportation improvements, landscaping and beautification, strong site design and targeted infill housing as appropriate.

Explore adjusting the PLI and DOB-20A zoning to facilitate the location of a modern hotel with amenities and entertainment/cultural or ancillary education uses.

STAFF RECOMMENDATIONS

1. The Applicant should be directed to address all outstanding staff and consultant's comments.
2. The project is compatible with the Comprehensive Plan.
3. Once all staff and consultant's comments are addressed, the Planning Board should give consideration to approving the requested permits.

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| <p>3. The proposed design of the warehouse building provides for loading at the front of the building. As proposed, the loading in the front of the property is not permitted pursuant to Section 355-30.D(3) of the Town Code. It is strongly recommended that the loading area be relocated to the rear of the building in an effort to limit visual impacts of loading trucks fronting on Business Park Drive and to the public utilizing the self storage facility.</p> <p>4. The proposed warehouse building does not meet the 100 foot minimum front yard setback. The Applicant previously secured a 43 foot front yard variance from the Zoning Board of Appeals.</p> <p>5. The proposed project does not comply with the maximum FAR permitted on the site. Specifically, a maximum FAR of 0.3 is permitted while the proposed FAR is 0.43.</p> <p>6. The site is required to provide 277 off-street parking spaces, but only 220 are provided. Plan C-100A should be revised to include an off-street parking analysis for all uses existing and proposed on the site as well as quantify the existing and proposed number of off-street parking spaces on the property.</p> <p>7. The Byram River is located at the rear of the property. The site plan depicts 5,000 square feet of Town-regulated wetland buffer disturbance (if compensatory storage is not required). The Applicant is proposing a 36,570 square foot mitigation area.</p> <p>8. The Planning Board previously approved the removal of 235 Town-regulated trees and the trees have been removed from the property.</p> <p>9. Pursuant to Section 355-30.D(1) of the Town Code, a ten-foot-deep landscaped foundation planting shall be provided along all building walls, except at access points, in interior courts, or where waived by the Planning Board. A sidewalk not exceeding four feet in width may be located in such required foundation parking area.</p> <p>10. The site plan calculates that 20 loading spaces are required and that 20 loading spaces are proposed. The site plan should be revised to clearly depict the location of the 20 loading spaces.</p> <p>11. The submitted elevations shall be revised to depict proposed Building Height (average grade to top of roof). Building Height can't exceed 35 feet in the PLI Zoning District.</p> | <p>The Planning Department recommends that the proposed loading area be relocated to the rear of the building in an effort to mitigate visual impacts associated with the loading area.</p> <p>The Town Attorney will need to determine whether the previously granted variance is applicable to the current modified project.</p> <p>The Applicant will need to obtain a variance from the Zoning Board of Appeals.</p> <p>The Applicant will need to seek a variance from the Zoning Board of Appeals.</p> <p>The Planning Board will need to determine whether the proposed amount of Town-regulated wetland buffer disturbance is acceptable.</p> <p>The Applicant has confirmed that no additional tree removal is proposed.</p> <p>The site plan depicts foundation planting along the front façade, but does not depict foundation plantings along the other building walls. The Planning Board will need to determine whether the proposed plan is acceptable.</p> <p>It does not appear that all of the depicted loading spaces meet the minimum size requirements of 14' x 40'. The Planning Board pursuant to Section 355-58.C(4) of the Town Code, upon consideration of all factors entering into the loading and unloading needs of each use, the Planning Board may make appropriate reductions in the loading requirements...</p> |
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