

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

December 2, 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
 December 12, 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.

<p><u>Procedural Comments</u></p> <ol style="list-style-type: none"> 1. The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA). 2. A Public Hearing for the proposed site plan and wetlands permit 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 site plan should be forwarded to the Water and Sewer Department so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the provision of additional water and sewer services on the subject site. 5. 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 I-684. 6. The Applicant will need to obtain a County Stream Control Permit from the Westchester County Department of Public Works. 7. The Applicant will need to obtain a curb cut permit from the North Castle Highway Department for the proposed new driveway on Business Park Drive. 8. Pursuant to Section 340-5.B of the Town Code, the Conservation Board is required to review the proposed wetland application and, within 45 days of receipt thereof, file a written report and its recommendation concerning the application with the Planning Board. Such report is required to evaluate the proposed regulated activity in terms of the findings, intent and standards of Chapter 340. 9. 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. 10. The Applicant obtained a variance from the Town Board for the compensatory floodplain storage requirement of the Town Code. 	<p><u>Staff Notes</u></p> <p>The Planning Board declared their intent to act as Lead Agency on September 29, 2022.</p> <p>The project was referred on November 15, 2022.</p> <p>The project was referred on November 15, 2022</p> <p>The project was referred on November 15, 2022.</p> <p>The Town Attorney will need to determine whether the previously granted variance is applicable to the current modified project.</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The Planning Board at the November 14, 2022 meeting directed the Applicant to depict any proposed Jantile overnight vehicle parking. The Applicant has indicated in their cover letter that 6 vehicles are proposed to be stored overnight within the existing loading areas on the site. The site plan should be revised to depict and note the proposed overnight vehicle parking. 2. The Planning Board at the November 14, 2022 meeting directed the Applicant to depict truck circulation throughout the site. 3. The Planning Board at the November 14, 2022 meeting directed the Applicant to describe Jantile site operations. 4. The submitted site plan should be revised to clearly depict the proposed extent of outdoor storage related to the Jantile operation. As depicted, it appears that there are two lines depicting outdoor storage. 	<p>The Planning Board will need to determine whether the proposed overnight parking location is acceptable.</p> <p>The site plan should depict this information to the satisfaction of the Planning Board and Town Engineer.</p> <p>The Planning Board should review the November 28, 2022 Zarin & Steinmetz letter to the Planning Board containing the requested information.</p>

<p>5. The Planning Board at the September 29, 2022 meeting stated that additional study and contemplation would be needed to fully evaluate the requested outdoor storage associated with the Jantile warehouse use. Given that the new building will accommodate the public for the self-storage use and given the difficulty the Applicant has had in containing outdoor storage to previously approved locations, it is recommended that all outdoor storage be prohibited on the site and all material shall be required to be placed in the existing and/or proposed warehouse.</p> <p>6. 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>7. 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>8. 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.</p> <p>9. 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>10. The Planning Board previously approved the removal of 235 Town-regulated trees and the trees have been removed from the property.</p> <p>11. 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>12. The site plan calculates that 20 loading spaces are required and that 39 loading spaces are proposed. The site plan appears to count the 18 loading spaces on the southern side of the new self storage space as both loading and vehicle off-street parking. This is not permitted. Perhaps the proposed 18 loading spaces are mislabeled?</p> <p>13. 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 Applicant is requesting the approval of the outdoor storage use as part of this site plan. As mitigation, the site plan depicts the installation of a small 6' high decorative privacy fence at the side of the building, supplemented by evergreen plantings. In addition, the current owner of the Property has recently installed evergreen tree plantings on the eastern side of the building to provide screening to and from Interstate 684.</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 applicant should submit an updated landscaping plan addressing the minimum requirements of the Town Code.</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>
--	---