

May 8, 2023

**Sent Via Email**

Christopher Carthy, Chairman  
Town of North Castle  
Planning Board  
17 Bedford Road  
Armonk, NY 10504

**Re: *BASIS Industrial Acquisitions, LLC  
Amended Site Plan Application – BaySpace Armonk  
100 Business Park Drive (108.03-1-51)***

Honorable Chairman and Members of the Planning Board:

**I. INTRODUCTION**

This firm, in collaboration with JMC and SGW Architecture & Design, represents BASIS Industrial Acquisitions LLC (“Applicant”), owner of the property located at 100 Business Park Drive, (“Property”), in connection with this amended site plan application. We have previously appeared before your Board on September 29, 2022, November 14, 2022, and December 12, 2022. Since our last appearance, the proposed site plan has undergone several significant revisions.

The Applicant originally proposed to construct a 146,792 s.f. self-storage/warehouse building with associated off-street parking and landscaping improvements. The proposed footprint of that building was approximately 74,850 s.f. and contained a three-story, 92,700 s.f. self-storage facility and a one-story, approximately 54,000 s.f. warehouse facility, which included a 10,000 s.f. mezzanine. That proposed building was compliant with all of the bulk and area regulations except for the minimum number of required parking spaces<sup>1</sup> and the maximum floor area ration (“FAR”)<sup>2</sup>.

As you will recall, in December 2022, your Board referred this application to the ZBA for the necessary variances. We made our initial appearance before the ZBA on January 5, 2023. During that meeting a few of our neighbors provided comments to the ZBA, voicing their concerns over the project. Since that time, we have met numerous times with our neighbors and have revised our plans in order to address their concerns.

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<sup>1</sup> Based on the original application, 277 parking spaces were required and 220 were being provided, a deficiency of 57 spaces.

<sup>2</sup> The maximum FAR in the PLI zone is 0.3. The then proposed project had an FAR of 0.43, requiring a variance of 0.13.

## **II. CURRENT PROPOSAL**

The current plans propose a new 116,108 s.f. building, with a 59,372 s.f. footprint, which is just over 15,478 s.f. smaller than the previously approved warehouse building. The new building includes: (i) 8,038 s.f. of warehouse space, with an 8,038 s.f. footprint; (ii) 26,461 s.f. of recreational space, with a footprint of 24,131 s.f. and includes a 2,330 s.f. mezzanine; and (iii) a three-story, 81,609 s.f. self-storage facility, with a 27,203 s.f. footprint.

In support of this application, enclosed herewith please find:

1. “Sheet Z-1, ZBA Area Variance Plan,” prepared by JMC, dated December 13, 2022, last revised May 8, 2023;
2. 100 Business Park Drive Ground Floor Tenants Sq. Ft., prepared by Group Designs LLC, dated May 8, 2023; and
3. 100 Business Park Drive Second Floor Sq. Ft., prepared by Group Designs LLC, dated May 8, 2023.

In addition to the reduced building size, the building layout has been modified. Most significantly, the proposed loading docks, which had previously been proposed in the front of the building have been relocated to the rear of the building, significantly reducing their visual impact. Further, the limited outdoor storage that is being proposed in the rear of the existing building has been reduced to 3,840 s.f. In order to further reduce the visual impacts associated with the outdoor storage, the applicant is proposing a vinyl coated chain link fence with privacy slats at the maximum height permitted by the zoning code and additional evergreen tree plantings to further screen the outdoor storage area from Route 684. Furthermore, additional evergreen plantings are proposed to help screen the existing building’s loading dock. Efforts were made to relocate the driveway adjacent to the existing loading dock, however it would result in a less functional traffic flow situation therefore reducing the efficiency of the current facility.

In connection with these revised plans, the Applicant will need to obtain special permit approval from the Town Board for the proposed recreational use, variances from the minimum parking requirement and maximum permitted FAR from the ZBA, and ARB approval.

## **III. REQUIRED VARIANCES**

As noted in the zoning compliance chart on the plans prepared by JMC, similar to the original submission, the proposed project is compliant with all of the bulk and area regulations, except the minimum number of required parking places and the maximum FAR. Based upon the total square footage of the project and the current mix of uses, the required number of parking spaces is 316. The Applicant is proposing 233 spaces, therefore a variance of 83 parking spaces is required. Based upon the current and proposed uses of the Property, the Applicant and its development team believe that the 233 spaces being provided are more than adequate to meet the project’s parking needs.


Additionally, the maximum FAR in the PLI zoning district is 0.3. The proposed project's FAR is 0.37. Accordingly, a variance of 0.07 from the maximum permitted FAR is required. While the overall footprint of the building has been reduced from what was previously approved, the need for the FAR variance is driven by the fact that there are multiple stories in the self-storage facility and the mezzanine in the recreational facility. Notwithstanding the need for a variance from the FAR requirement, the proposed building will be fully compliant with all height and setback requirements.

Based on the foregoing, the Applicant respectfully requests that your Board refer this application to the ZBA for the required variances.

#### **IV. CONCLUSION**

We look forward to continuing our discussion of this application with your Board and, if your Board deems appropriate, receiving a positive referral to the ZBA. Please place this matter on the Planning Board's May 22<sup>nd</sup> agenda.

Very truly yours,

  
Kory Salomone

cc: Anthony Scavo  
Paul R. Sysak, RLA, ASLA  
Paul Dumont, P.E.  
Chris Michalek  
Marino Velarde  
Roland Baroni, Esq.  
Adam Kaufman, AICP



ZONING COMPLIANCE CHART			
TAX PARCEL: 108.03-1-51			
ZONE DISTRICT: PLI - PLANNED LIGHT INDUSTRY			
PROPOSED USE: WAREHOUSE/SELF-STORAGE			
DESCRIPTION	REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA (S.F./ACRES)	4	490,841/11.27	490,841/11.27
NET LOT AREA <sup>(1)</sup> (S.F./ACRES)	-	471,285/10.81	471,285/10.81
MINIMUM LOT FRONTAGE (FEET)	300	1,215	1,215
MINIMUM LOT DEPTH (FEET)	300	409	409
MAXIMUM BUILDING HEIGHT (STORIES/FEET)	3/35	2/-	3/-35
MAXIMUM BUILDING COVERAGE (%)	30	10.29	21.98
FLOOR AREA RATIO	0.30	0.13	0.37 <sup>(2)</sup>
MINIMUM INTERIOR LANDSCAPED AREA (%)	10	13.7	11.9
MINIMUM BUILDING SETBACKS			
FRONT YARD (FEET)	100	100.6	69 <sup>(2)</sup>
SIDE YARD (FEET)	50	305.3	71
REAR YARD (FEET)	100	118	137
PARKING SPACES			
STANDARD PARKING SPACES (SPACES) (SEE TABLE)	148	224	
ACCESSIBLE PARKING SPACES (SPACES) (SEE TABLE)	6	9	
TOTAL PARKING SPACES (SPACES) (SEE TABLE)	154	233 <sup>(3)</sup>	

PARKING CALCULATION SUMMARY				
DESCRIPTION	AREA (SF)	REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED
EXISTING OFFICE	14,555	1 SPACE / 250 SF	59	-
EXISTING MANUFACTURING SPACE	6,238	1 SPACE / EMPLOYEE ON THE LARGEST WORK SHIFT, BUT NOT FEWER THAN 1 / 375 S.F. OF GROSS FLOOR AREA + 1 FOR EACH COMMERCIAL VEHICLE PARKED ON THE LOT	17	-
EXISTING WAREHOUSE	30,313	1 SPACE / 1,200 SF + 1 SPACE FOR EACH COMMERCIAL VEHICLE PARKED ON THE SITE	26	-
PROPOSED SELF-STORAGE	81,609		69	-
PROPOSED WAREHOUSE	8,038		7	-
PROPOSED RECREATION FACILITY	26,461	1 SPACE / 200 SF (EXCLUDING AREA OF RACQUET SPORTS COURTS) + 2 SPACES FOR THE EMPLOYEES ON THE LARGEST WORK SHIFT + 3 SPACES / EACH RACQUET SPORTS COURT (11 COURTS)	69	-
EXISTING RECREATION CENTER AREA:	(11,861)	1 SPACE / 200 SF + 3 SPACES FOR THE DANCE STUDIO EMPLOYEES AT THE LARGEST SHIFT + 2 SPACES FOR THE WRESTLING STUDIO EMPLOYEES AT THE LARGEST SHIFT + 4 SPACES FOR THE PRIVATE GYM EMPLOYEES AT THE LARGEST SHIFT		
-SHARED SPACE (RESTROOM, CIRCULATION, LOBBY)	1,967			
-DANCE - RECREATION CENTER	3,530			
-WRESTLING - RECREATION CENTER	4,621			
-"THE ROOM" PRIVATE GYM - RECREATION CENTER	1,743			
TOTAL	179,075		316	233 <sup>(3)</sup>

LOADING CALCULATION SUMMARY				
DESCRIPTION	AREA (SF)	REQUIREMENT	LOADING REQUIRED	LOADING PROVIDED
EXISTING OFFICE	14,555	1 SPACE FOR 1ST 10,000 SF + 1 SPACE FOR EACH ADDITIONAL 10,000 SF	1	-
EXISTING MANUFACTURING SPACE	6,238	1 SPACE PER ESTABLISHMENT + 1 SPACE FOR EACH ADDITIONAL 10,000 SF IN EXCESS OF 4,000 SF	1	-
EXISTING WAREHOUSE	30,313	1 SPACE PER ESTABLISHMENT + 1 SPACE FOR EACH ADDITIONAL 10,000 SF IN EXCESS OF 4,000 SF	3	-
PROPOSED SELF-STORAGE	81,609		8	-
PROPOSED WAREHOUSE	8,038		1	-
PROPOSED RECREATION FACILITY	26,461	1 SPACE FOR 1ST 4,000 SF + 1 SPACE FOR EACH ADDITIONAL 10,000 SF	3	-
EXISTING RECREATION CENTER AREA:	(11,861)			
-SHARED SPACE (RESTROOM, CIRCULATION, LOBBY)	1,967			
-DANCE - RECREATION CENTER	3,530			
-WRESTLING - RECREATION CENTER	4,621			
-"THE ROOM" PRIVATE GYM - RECREATION CENTER	1,743			
TOTAL	179,075		18	18

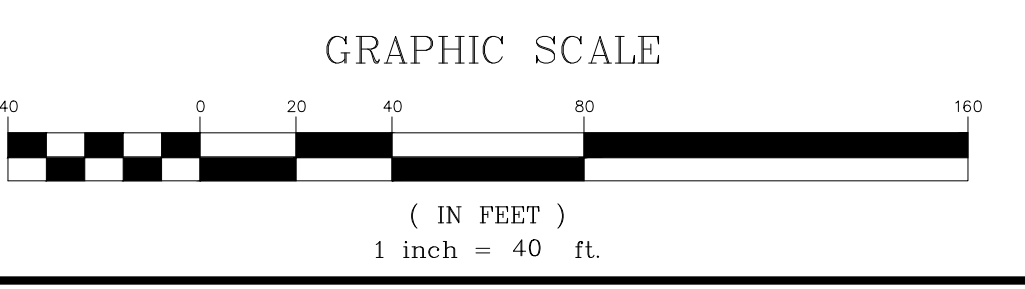
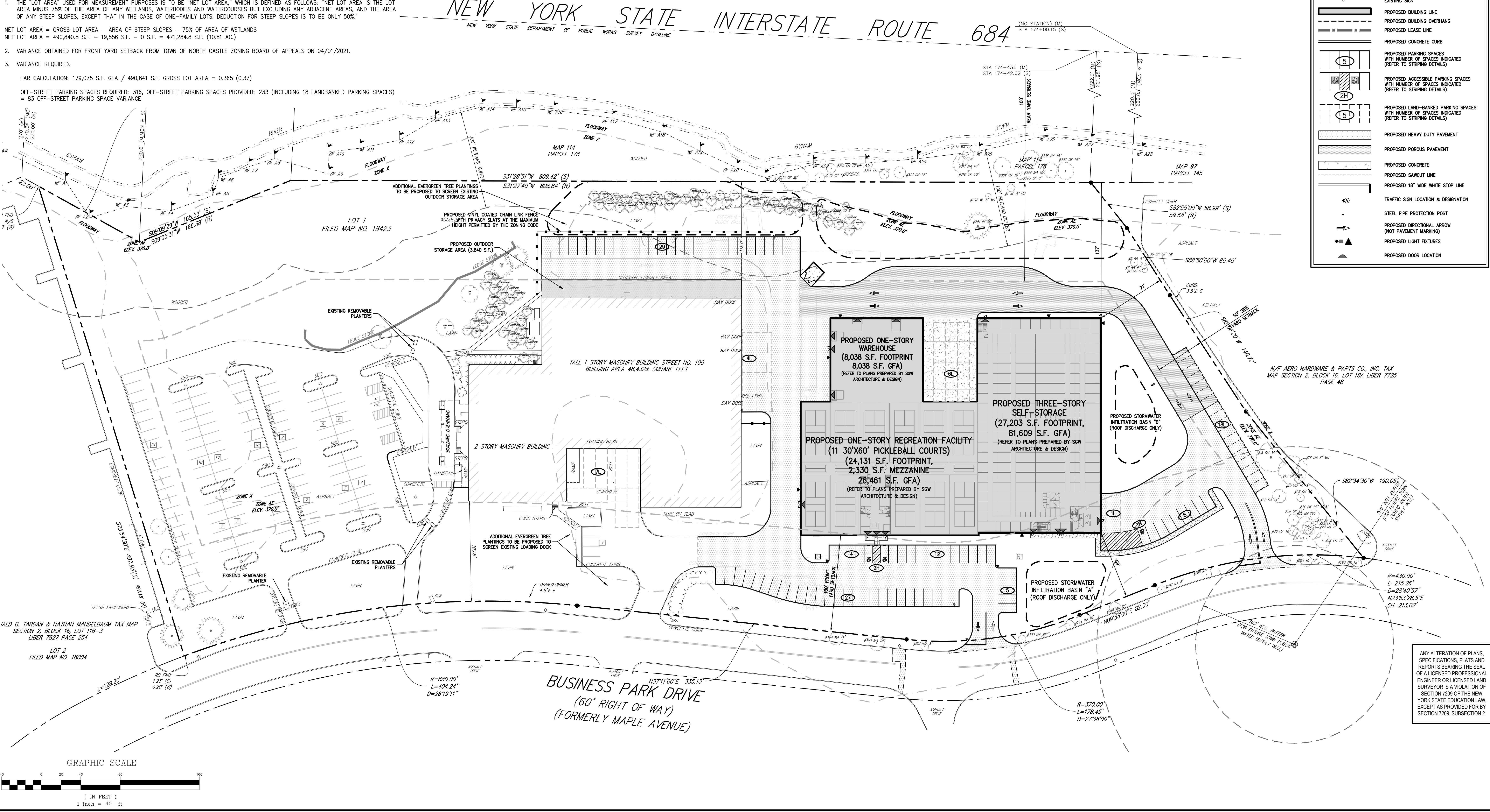
- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "TOPOGRAPHIC AND UTILITY SURVEY," PREPARED BY JMC, PLLC, DATED NOVEMBER 26, 2019.
  - THE WETLAND LIMITS DEPICTED ON THIS PLAN HAVE BEEN FIELD DELINEATED BY ECOLOGICAL SOLUTIONS, LLC ON 10/17/2019.
  - 100 YEAR FLOOD PLAIN ELEVATION 370 PER FEMA NATIONAL FLOOD HAZARD MAP, PANEL #8111002277 EFFECTIVE 09/28/2007.
  - IN ALL CASES, IT SHALL BE EXPRESSLY DEMONSTRATED ON THE SITE PLAN THAT SUFFICIENT SPACE REMAINS FOR THE PROVISION OF THE TOTAL AMOUNT OF OFF-STREET PARKING REQUIRED, AND THE SITE PLAN SHALL BEAR SUCH DESIGNATION. ALL SUCH UNDEVELOPED PARKING SPACE SHALL BE USED AND MAINTAINED AS ADDITIONAL LANDSCAPED GROUNDS UNTIL REQUIRED FOR PARKING. IN THE EVENT THAT CONSTRUCTION OF THE LAND BANKED SPACES IS DEEMED NECESSARY BY THE TOWN, THE APPLICANT SHALL GUARANTEE THE EVENTUAL IMPROVEMENT OF ANY SUCH SPACES WHICH MAY HAVE BEEN WAIVED. SUCH SPACES MUST BE CONSTRUCTED WITHIN SIX MONTHS OF THE DATE OF WRITTEN NOTICE TO THE PROPERTY OWNER BY THE PLANNING BOARD THAT SUCH SPACES HAVE BEEN DETERMINED AS NECESSARY.

**LEGEND**

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING EASEMENT LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- EXISTING PEDESTRIAN CROSSING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED BUILDING OVERHANG
- PROPOSED LEASE LINE
- PROPOSED CONCRETE CURB
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED LAND-BANKED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED POROUS PAVEMENT
- PROPOSED CONCRETE
- PROPOSED SAWTOOTH LINE
- PROPOSED 18" WIDE WHITE STOP LINE
- TRAFFIC SIGN LOCATION & DESIGNATION
- STEEL PIPE PROTECTION POST
- PROPOSED DIRECTIONAL ARROW (NOT PAVEMENT MARKING)
- PROPOSED LIGHT FIXTURES
- PROPOSED DOOR LOCATION

- NOTES:**
- THE "LOT AREA" USED FOR MEASUREMENT PURPOSES IS TO BE "NET LOT AREA," WHICH IS DEFINED AS FOLLOWS: "NET LOT AREA IS THE LOT AREA MINUS 75% OF THE AREA OF ANY WETLANDS, WATERBODIES AND WATERCOURSES BUT EXCLUDING ANY ADJACENT AREAS, AND THE AREA OF ANY STEEP SLOPES, EXCEPT THAT IN THE CASE OF ONE-FAMILY LOTS, DEDUCTION FOR STEEP SLOPES IS TO BE ONLY 50%."
  - VARIANCE OBTAINED FOR FRONT YARD SETBACK FROM TOWN OF NORTH CASTLE ZONING BOARD OF APPEALS ON 04/01/2021.
  - VARIANCE REQUIRED.
- FAR CALCULATION: 179,075 S.F. GFA / 490,841 S.F. GROSS LOT AREA = 0.365 (0.37)
- OFF-STREET PARKING SPACES REQUIRED: 316, OFF-STREET PARKING SPACES PROVIDED: 233 (INCLUDING 18 LANDBANKED PARKING SPACES) = 83 OFF-STREET PARKING SPACE VARIANCE

\*INCLUDING 9 ADA ACCESSIBLE PARKING SPACES  
 \*\*SQUARE FOOTAGES FOR THE EXISTING BUILDING HAVE BEEN TAKEN FROM DRAWINGS ENTITLED "TENANT SQ. FT." AND "SECOND FLOOR SQ. FT.", PREPARED BY J GROUP DESIGNS LLC, DATED 05/08/2023.



**APPLICANT:** WMG ACQUISITIONS LLC  
 2801 SW 31ST AVENUE, SUITE 2B  
 COCONUT GROVE, FL 33133

**ARCHITECT:** SGW ARCHITECTURE & DESIGN  
 444 NORTH MICHIGAN AVENUE, SUITE 1850  
 CHICAGO, IL 60611

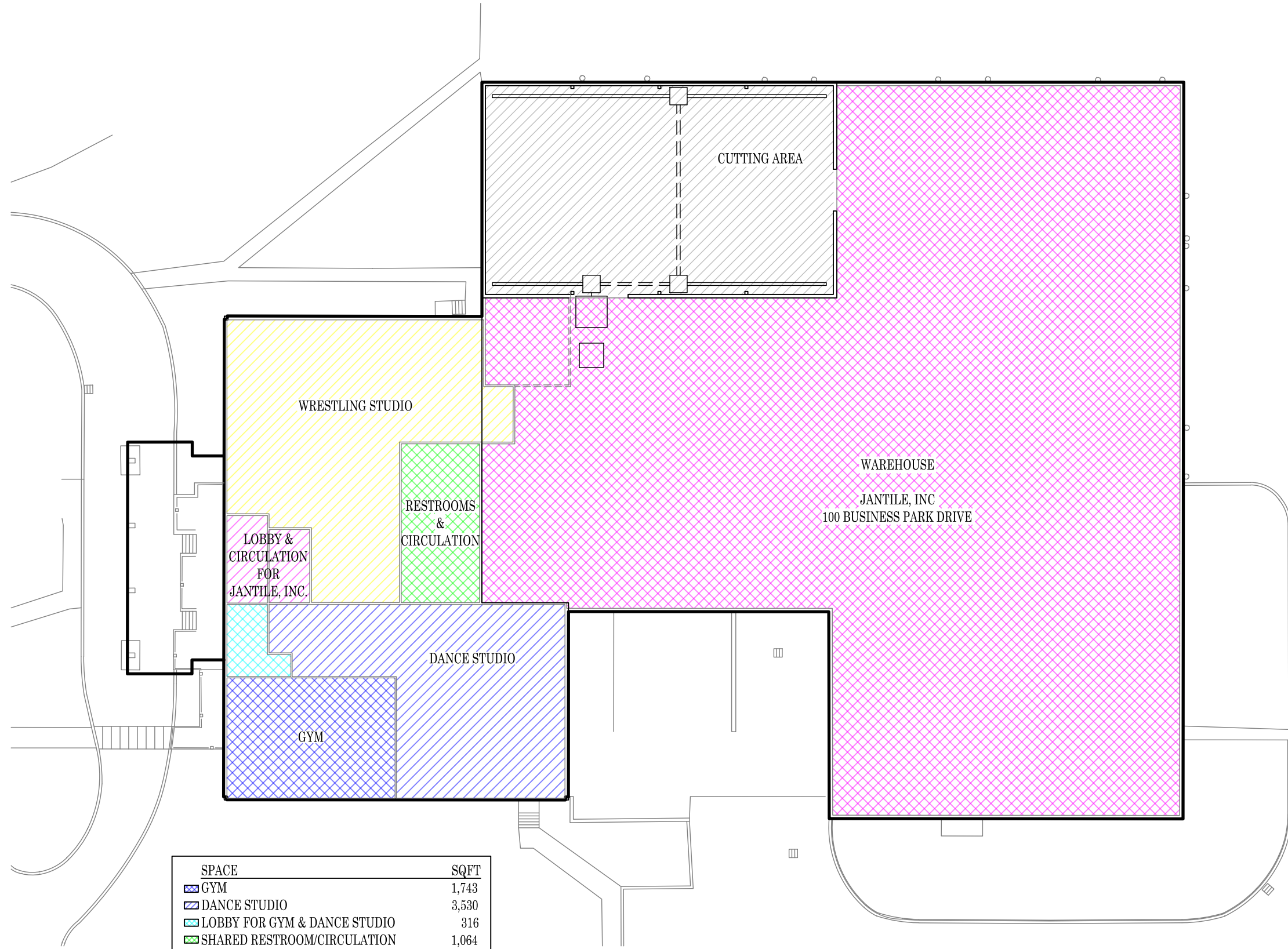
**JMC**  
 JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
 JMC Site Development Consultants, LLC  
 John Meyer Consulting, Inc.  
 120 BEDFORD ROAD • BRITAIN, NY 10504  
 voice 914.273.5225 • fax 914.273.2102  
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**ZBA AREA VARIANCE PLAN**  
 BAYSPACE ARMONK  
 100 BUSINESS PARK DRIVE  
 TOWN OF NORTH CASTLE, NEW YORK

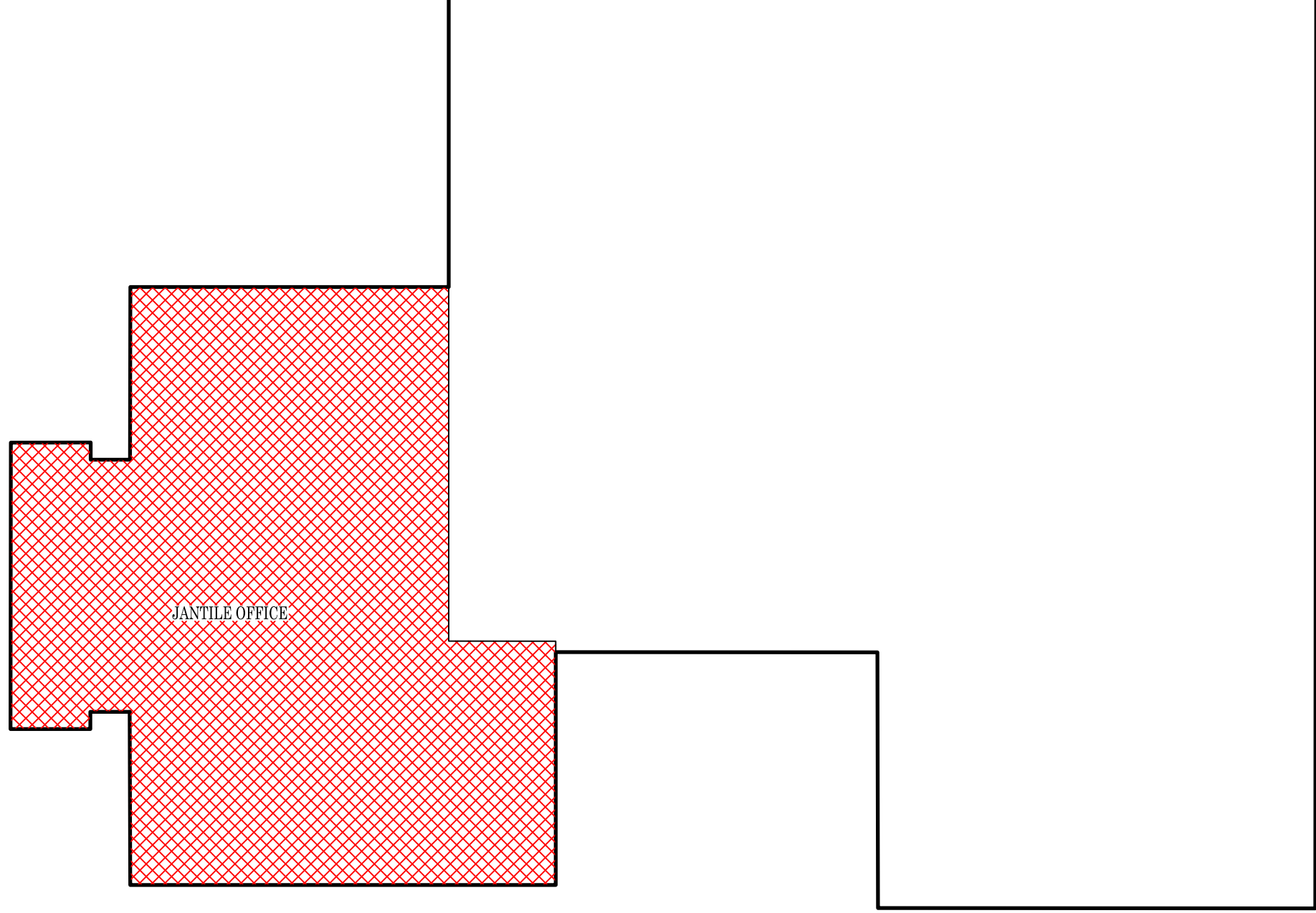
Drawn: NC Approved: DL  
 Scale: 1" = 40'  
 Date: 12/13/2022  
 Project No: 22090  
 ZONE: SE ZBA EXIST: ar  
 Drawing No: Z-1

NOT FOR CONSTRUCTION





SPACE	SQFT
GYM	1,743
DANCE STUDIO	3,530
LOBBY FOR GYM & DANCE STUDIO	316
SHARED RESTROOM/CIRCULATION	1,064
WRESTLING STUDIO	4,621
WAREHOUSE	30,313
CUTTING AREA	6,238
LOBBY/CIRCULATION FOR JANTILE	587



SPACE	SQFT
 JANTILE OFFICE	14,555