

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

July 6, 2023



APPLICATION NAME & NUMBER
 100 Business Park Drive – Recreation Center
 Town Board Special Permit Request

SBL
 108.03-1-51

MEETING DATE
 July 12, 2023

PROPERTY ADDRESS/LOCATION
 100 Business Park Drive, Armonk

BRIEF SUMMARY OF REQUEST

The Applicant is seeking a recreation center special use permit for “The Room” a 1,740 square foot existing recreation center located in the existing Jantile building.

In addition, the Applicant is seeking a second recreation center special use permit for a newly proposed 26,460 square foot 11 court pickleball facility.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
PLI	Existing Commercial Property	Commercial and Industrial Development	Newly proposed self storage, warehouse and recreation center 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 staff and consultant’s comments.

<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. Pursuant to Section 355-35 of the Town Code, the SUP application is required to be referred to the Planning Board for review and report. 3. Pursuant to Section 355-35 of the Town Code, the SUP application is required to be referred to the Westchester County Planning Board for review and report since the property is adjacent to I-684. 4. The Town Board is required to conduct a public hearing regarding the proposed special use permit. 	<p><u>Staff Notes</u></p> <p>The Planning Board declared their intent to act as Lead Agency on September 29, 2022.</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The Applicant should describe the type of recreation center proposed for The Room. Specifically, the Applicant should submit a floor plan for review and indicate the number of existing and proposed members. 2. The floor plans for The Room should indicate whether any shower facilities exist or are proposed. If so, it is recommended that the Town Board refer the proposal to the Sewer and Water Department for review and comment. 3. The Applicant should describe the type of recreation center proposed for the pickleball recreation center. Specifically, the Applicant should submit a floor plan for review. The Applicant should describe whether a membership club is proposed or whether the facility is open to the public. 4. The floor plans for pickleball recreation center should indicate whether any shower facilities are proposed. If so, it is recommended that the Town Board refer the proposal to the Sewer and Water Department for review and comment. 5. In order to approve a special use permit, the Town Board must find that all of the following specific conditions and standards have been met: <ol style="list-style-type: none"> (a) The intensity of use shall be limited by the Town Board to the extent necessary to assure that the expected average traffic generation of such use will not adversely impact the surrounding streets and neighborhood. (b) Uses and facilities customarily part of a recreation center shall be permitted as accessory uses, including, but not limited to, cafes and limited retail sales. (c) Buffer area. A landscaped buffer area of at least 25 feet in width shall be required along all lot lines adjoining or across the street from properties in residence districts, unless a larger buffer area is required by any other provision of this chapter. (d) Special setback requirements. All active recreational facilities, such as tennis courts, playing fields and swimming pools, shall meet the setback requirements for principal buildings in the district in which it is located. However, where the scale and intensity of such facilities are such that the location of such uses may have a negative impact on surrounding properties, the Town Board may increase the required setback as may be reasonably necessary to achieve the appropriate relationship between recreation facilities and adjacent sites, buildings, properties and roads. (e) Other requirements. In addition to the special standards described above, any recreation center shall comply with any other requirements deemed appropriate by the Town Board in accordance with the requirements of Article VIII herein. 	<p>Given the 1,740 s.f. size of The Room, it is not anticipated that the proposed recreation center would create any significant impacts of concern.</p> <p>It appears that the proposed recreation centers meet the specific special use permit requirements.</p>

<p>6. In order to approve a special use permit, the Town Board must find that all of the following conditions and standards have been met:</p> <ul style="list-style-type: none">A. The location and size of the use, the nature and intensity of the operations involved in it or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located and that it complies with all special requirements for such use established in this chapter.B. The location, nature and height of buildings, walls, fences and the nature and extent of existing or proposed plantings on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.C. Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operations of any permitted uses not requiring a special permit.D. Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum convenience and safety.E. Where required, the provisions of Chapter 177, Flood Damage Prevention.F. The Town Board finds that the proposed special permit use will not have a significant adverse effect on the environment.	<p>It appears that the proposed recreation centers meet the special use permit requirements.</p>
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