

**STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT**

September 14, 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  
 September 29, 2022

PROPERTY ADDRESS/LOCATION  
 100 Business Park Drive

**BRIEF SUMMARY OF REQUEST**

Amended Site Plan approval to construct a 146,650 s.f. self-storage/warehouse building. The self-storage portion of the building is proposed to be 3-stories and 92,700 s.f., with a footprint of 30,900 s.f. The warehouse portion of the building is proposed to be 1-story and 53,950 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>5. The site is required to provide 277 off-street parking spaces, but only 220 are provided. The Applicant should provide a plan depicting the location of all 220 off-street parking spaces for review.</p> <p>6. 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>7. The Planning Board previously approved the removal of 235 Town-regulated trees and the trees have been removed from the property.</p> <p>8. 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>9. 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>10. 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 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 should confirm that no additional tree removal is required on the site.</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>
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