

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

November 17, 2022



APPLICATION NUMBER & NAME
#2020-046 – 10 New King Street –
Amended Site Plan Approval

SBL
118.02-2-2

MEETING DATE
November 28, 2022

PROPERTY ADDRESS/LOCATION
10 New King Street, Airport

BRIEF SUMMARY OF REQUEST

The Applicant is seeking amended site plan approval to expand upon the existing fenced area for the storage of landscape equipment at 10 New King Street.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
IND-AA Industrial AA Zoning District	Office Building	Office/Industrial development along New King Street	Expanded Fenced Area	2.84 acres

PROPERTY HISTORY

- Existing Office Building
- Planning Board permitted storage of tenant landscape equipment in 2017

COMPATIBILITY with the COMPREHENSIVE PLAN

STAFF RECOMMENDATIONS

1. The Applicant should be directed to address all issues identified in this staff report.

<p><u>Procedural Comments</u></p> <ol style="list-style-type: none"> 1. 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 NY Route 120. 2. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA). 3. A Public Hearing for the proposed site plan will need to be scheduled. 4. 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, the designation of no-parking zones, emergency vehicle access or any other issued deemed important to providing emergency services. 	<p><u>Staff Notes</u></p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The Applicant is proposing a site plan amendment to permit an expanded fenced area for the storage of landscape equipment at 10 New King Street located within the IND-AA Zoning District. <p>The site plan should be revised to depict the type of equipment proposed to be located in the expanded area.</p> <p>Accessory uses in the IND-AA Zoning District are regulated by Section 355-23 of the Town Code. Permitted Accessory Uses are the same as those permitted in the PBO Zoning District. The PBO Zoning District permits "any accessory buildings or uses customarily incident to a permitted use."</p> <p>The Applicant will need to demonstrate, to the satisfaction of the Planning Board, that the landscape equipment is associated with a rented office within the building and that the storage of the landscape equipment is customarily incident to the permitted office use.</p> <ol style="list-style-type: none"> 2. The existing parking lot pavement is severely deteriorated. The plans should be revised to indicate the resurfacing/repair of the lot. 3. Commercial trucks were parked on the site during a site visit by staff. All commercial vehicle parking should be depicted on the site plan and require Planning Board approval. 4. The proposed 8 foot high chain link fence does not comply with Section 355-15.G of the Town Code which limits fences to a height of six feet. The expanded fenced in area will require the issuance of a variance from the Zoning Board of Appeals. 5. The site plan should be revised to relocate the proposed sand storage with bollard surround to an area inside of the fenced area. The proposed location impacts vehicular circulation, prevents access to two required parking spaces and can't be located where proposed. 6. The site plan should be revised to include a detail of the proposed fence. 7. The Bulk Zoning Table shall include a reference to the date of the variance obtained from the ZBA for the parking deficiency. 8. The Bulk Zoning Table shall include a reference to the date of the variance obtained from the ZBA for the fence height. 9. The site should be revised to contain a note stating that repair active or vehicle maintenance of any kind is prohibited. 	<p>Additional information will need to be provided to the Planning Board.</p> <p>The Applicant will need to demonstrate, to the satisfaction of the Planning Board, that the commercial vehicle parking is associated with a rented office within the building and that the storage of the vehicles is customarily incident to the permitted office use.</p>