



STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

January 23, 2023

APPLICATION NUMBER - NAME
#2020-046 – 45 Bedford Road
Rock Crusher Approval

SBL
108.03-1-65

MEETING DATE
January 30, 2023

PROPERTY ADDRESS/LOCATION
45 Bedford Road

BRIEF SUMMARY OF REQUEST

Application for the operation of an on-site portable rock crusher and associated operations for the removal of all buildings located at the former Mariani Gardens site.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-MF-DA Multi-family Residence District	Vacant Garden Center	Government/Residential Office	Demolition of Existing Structures	4.2 acres

PROPERTY HISTORY

COMPATIBILITY with the COMPREHENSIVE PLAN

STAFF RECOMMENDATIONS

1. The Applicant should be directed to address all outstanding staff and consultant's comments.

Procedural Comments

1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).

General Comments

1. The Applicant is requesting permission to utilize a crusher to break up debris from the demolition of the existing buildings on site. The crushed material will be exported from the site.
2. The Applicant has stated that the operation will take six to eight weeks. The Applicant should clarify whether the 6-8 week time frame applies to the demolition operation or the crushing operation. If it applies to the crushing operation, it is recommended that the Planning Board limit crushing operations to just a few days in an effort to minimize impacts in the Armonk Hamlet.
3. The Applicant is proposing to crush during normal working hours during weekdays. The Town Code would permit crushing operations between 7:30 am and 7 pm. It is recommended that crushing operations (not demolition) be limited to between 9 am and 4 pm.
4. The utilization of a crusher on the site would reduce the number of truck trips needed to export demolition material as compared to export without the use of a crusher. Generally, truck trips in an established neighborhood are disruptive and should be minimized, if possible. The Planning Board will need to evaluate the reduction in the number of truck trips in the neighborhood compared to the impacts of operating the crusher on site.
5. The Applicant should indicate whether the crusher has an integrated dust control system. If not, the Applicant should provide a detailed dust control plan.

Staff Notes

The Planning Board will need to determine whether the operation of a crusher on the site is acceptable.

The Planning Board should determine whether the proposed hours of operation are reasonable.

Dust generation associated with crushing is a significant issue of concern.