

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

January 25, 2023



APPLICATION NAME & NUMBER
188 King Street [2023-005] – Site Development
Approval

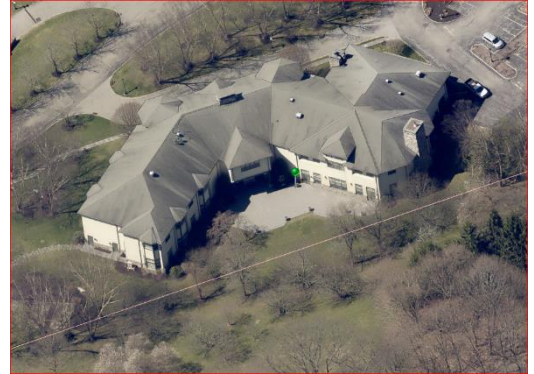
SBL
113.04-1-3

MEETING DATE
January 30, 2023

PROPERTY ADDRESS/LOCATION
188 King Street, Armonk

BRIEF SUMMARY OF REQUEST

Proposal to add an exterior awning at the existing patio on the Main Level of their conference center dining room. The overall footprint is approximately 26'-1" x 23'-10".



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

| EXISTING ZONING | EXISTING LAND USE | SURROUNDING ZONING & LAND USE | SITE IMPROVEMENTS | SIZE OF PROPERTY |
|-----------------|-------------------------------|-------------------------------|----------------------------|------------------|
| DOB-20A | Corporate conference facility | Office | Awning over existing patio | 26.47 acres |

PROPERTY HISTORY

COMPATIBILITY with the COMPREHENSIVE PLAN

The Comprehensive Plan states the following with respect to the IND-A Zoning District:

- For the PLI, OB-H and DOB-20A zones, in particular (business park, portion of IBM property, Swiss Re and former MBIA campus), the Town should explore allowing for an introduction of residential uses, at a scale comparable to surrounding landuse patterns. In the PLI and DOB-20A zones, retail, hotel, personal-service, entertainment and ancillary education uses may also be permitted for these districts, but any retail should be limited to accessory uses to avoid competition with established shopping areas, especially downtown Armonk.

STAFF RECOMMENDATIONS

1. The Applicant should be directed to address the outstanding comments in this report.

| <u>Procedural Comments</u> | <u>Staff Notes</u> |
|--|--------------------|
| <ol style="list-style-type: none"> 1. Pursuant to Section 12-18(1) of the Town Code, all site development plans submitted to the Planning Board are required to be referred to the Architectural Review Board (ARB) for review and comment. 2. The application for special permit 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 site is within 500 feet of NYS Route 120. 3. The Proposed Action would be classified as a Type II pursuant to the State Environmental Quality Review Act (SEQRA). 4. A Public Hearing for the proposed site plan will need to be scheduled. 5. 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. 6. The notice of public hearing will need to be sent to the Towns of Greenwich pursuant to § 239-nn of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of the Town of Greenwich. | |
| <u>General Comments</u> <ol style="list-style-type: none"> 1. Covered areas that are capable of being enclosed must be counted as floor area and provided off-street parking. The Applicant shall demonstrate that the covered area is not capable of being enclosed or provide an FAR and off-street parking analysis. | |