

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

January 26, 2023



APPLICATION NAME & NUMBER  
720 N. Broadway [2023-006] – Site Development Approval

SBL  
122-16-3-31

MEETING DATE  
January 30, 2023

PROPERTY ADDRESS/LOCATION  
720 N. Broadway, NWP

**BRIEF SUMMARY OF REQUEST**

**Proposal to construct an outdoor dining patio in the existing parking lot.**



PENDING ACTION:       Plan Review       Town Board Referral       Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
CB	Restaurant	Commercial Business	Proposed outdoor dining patio	0.17 acres

**PROPERTY HISTORY**

3/13/17 - Site Plan approved to reconfigure the existing off-street parking lot and construction of a new handicap access ramp.

3/12/18 – PB granted six-month extension. Applicant stated that scope of project was not affordable and applicant wished to abandon previous approval. PB asked Applicant to prepare a site plan that prevents cars from backing out into North Broadway and provides for some pedestrian safety.

**COMPATIBILITY with the COMPREHENSIVE PLAN**

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

- In North White Plains, the emphasis should be on improving the Route 22 corridor (see Chapter 6) to enhance the attraction and viability of retail.

**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"> <li>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.</li> <li>2. 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 site is within 500 feet of NYS Route 22.</li> <li>3. The Proposed Action would be classified as a Type II pursuant to the State Environmental Quality Review Act (SEQRA).</li> <li>4. A Public Hearing for the proposed site plan will need to be scheduled.</li> <li>5. The site plan should be forwarded to the Chief of Police, Fire Inspector and the North White Plains 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.</li> </ol>	
<p><u>General Comments</u></p> <ol style="list-style-type: none"> <li>1. The site plan should be revised to depict all parking space dimensions. The plans shall demonstrate that parking spaces meet the minimum size requirement of <a href="#">Section 355-56.D of the Town Code</a>.</li> <li>2. The site plan should be revised to dimension backup and maneuvering aisles. The plans shall demonstrate that the aisles meet the minimum width requirements of <a href="#">Section 355-56.E of the Town Code</a>.</li> <li>3. <a href="#">Pursuant to Section 355-45.A of the Town Code</a>, the site plan shall provide an adequate, convenient and safe vehicular and pedestrian circulation system, so that traffic generated by the development will be properly handled both within the site and in relation to the adjoining street system. As proposed, the area in front of the diner does not have any curbcuts resulting in an ill-defined circulation pattern. In addition, there is the potential for cars to back out into NYS Route 22 traffic.</li> <li>4. It is not clear from the revised site plan whether the site is adequately/appropriately lit at night. The Applicant will need to provide a photometric plan that complies with <a href="#">Section 355-45.M of the Town Code</a> for review by the Planning Board.</li> <li>5. The site plan should be revised to depict a location for refuse disposal pursuant to <a href="#">Section 355-15.O of the Town Code</a>.</li> </ol>	<p>It is recommended that the Applicant propose curbing and define vehicular access points from NYS Route 22 and/or Castle Heights. This will significantly improve vehicle and pedestrian safety.</p>