

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

May 26, 2023



APPLICATION NUMBER & NAME
#2023-019 – 28 Kaysal Court – Site
Plan Approval

SBL
107.04-2-6

MEETING DATE
June 12, 2023

PROPERTY ADDRESS/LOCATION
28 Kaysal, Armonk

BRIEF SUMMARY OF REQUEST

The Applicant is seeking a change of use from office to warehouse space, the conversion of a walking path into a loading ramp and the installation of a loading door and new pedestrian doors on the side of the building.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
RELIP	Office Building	Commercial Development Along Old Route 22;	New loading area	8 acres

PROPERTY HISTORY

- Existing commercial building containing a variety of uses.

COMPATIBILITY with the COMPREHENSIVE PLAN

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. The Town may consider a similar approach to the RELIP zone on Old Route 22, given that it is very similar to the PLI district and the land-use character along this corridor is shifting from a light industrial/commercial environment to a more mixed-use setting.

STAFF RECOMMENDATIONS

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

<p><u>Procedural Comments</u></p> <ol style="list-style-type: none"> 1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA). 2. A Public Hearing for the proposed site plan will need to be scheduled. 3. 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. 4. Pursuant to Section 340-5.B of the Town Code, the Conservation Board is required to review the proposed wetland application and, within 45 days of receipt thereof, file a written report and its recommendation concerning the application with the Planning Board. Such report is required to evaluate the proposed regulated activity in terms of the findings, intent and standards of Chapter 340. 5. The project is located within the NYC Kensico Watershed. The Applicant will need to obtain approval from the NYCDEP. 6. 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. 	<p><u>Staff Notes</u></p> <p>Construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities;</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. If the existing pedestrian access is converted to a truck loading area, the Applicant should address how pedestrians would access the building from the adjacent parking area. It appears that a new pedestrian access would be required. A shared loading/pedestrian walkway is not recommended. 2. The site plan should be revised to depict all existing and proposed uses within the building. 3. The site plan should be revised to depict an off-street parking analysis for all existing and proposed uses within the building. 4. The site plan should quantify the proposed amount of Town-regulated wetland and wetland buffer disturbance associated with the proposed improvements. In addition, the Applicant will need to prepare a mitigation plan for review by the Planning Board and Conservation Board. 5. The Applicant should submit existing and proposed elevations for review. 6. It is not clear whether any existing parking spaces would need to be removed to permit truck access to the loading dock. The Applicant should address this issue. 	