

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

June 29, 2023



APPLICATION NUMBER - NAME
#2023-024 – 450 Main Street Amended Site
Development Plan Approval

SBL
108.01-6-22

MEETING DATE
July 10, 2023

PROPERTY ADDRESS/LOCATION
450 Main Street, Armonk

BRIEF SUMMARY OF REQUEST

Proposed change of use of 2.516 s.f. of retail space to salon.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
CB-A2	Shopping Center	Downtown Commercial	None	2.94 acres

PROPERTY HISTORY

2012 – Major renovation with conversion of former A&P to CVS

COMPATIBILITY with the COMPREHENSIVE PLAN

Avoid expansion of the existing retail areas in Town, focusing on enhancing them through transportation improvements, landscaping and beautification, strong site design and targeted infill housing as appropriate.

STAFF RECOMMENDATIONS

1. The Applicant should be directed to address all outstanding staff and consultant’s comments.
2. The project is compatible with the Comprehensive Plan.
3. Once all staff and consultant’s comments are addressed, the Planning Board should give consideration to approving the requested permits.

<u>Procedural Comments</u>	<u>Staff Notes</u>
<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 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 NYS Route 128. 4. Pursuant to Section 355-16 of the Town Code, any proposed new or modification to signs will require ARB approval. 	
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. In 2012, the Planning Board approved the conversion of the former A&P space to a CVS and associated shopping center improvement. That site plan required the provision of 160 off-street parking spaces and 160 off-street parking spaces were provided with 25 of the spaces being landbanked. <p>The site plan depicted a retail space where the salon is not proposed. The retail space required 1 space for every 200 square feet of gross floor area ($2,516/200 = 12.58$ spaces).</p> <p>The proposed salon requires 1 space for every 100 square feet of gross floor area ($2,516/100 = 25.16$ spaces).</p> <p>Therefore, 172.58 (173) off-street parking spaces are required.</p> <ol style="list-style-type: none"> 2. Plan S-1 should be revised to change the use of the 2,516 s.f. space from “vacant” to “salon.” 3. The submitted site plan should depict all of the previously approved off-street parking spaces (160), including all previously approved landbanked parking spaces (see plan at end of report). 4. The Applicant should indicate whether any new/updated signage is proposed. 	<p>The Applicant will need to secure a 13 space off-street parking variance from the Zoning Board of Appeals.</p> <p>If so, the ARB will need to consider the proposed sign requirements identified in Section 355-16 of the Town Code with respect to sign size and design.</p>

