

George Latimer
County Executive

August 25, 2023

Adam R. Kaufman, Director of Planning
Town of North Castle
15 Bedford Road
Armonk, NY 10504

**County Planning Board Referral File NOC 23-013 – 12 Maple Restaurant
12 Maple Avenue
Site Plan Approval**

Dear Mr. Kaufman:

The Westchester County Planning Board has received a site plan (dated July 7, 2023) and related materials for the redevelopment of a property located at 12 Maple Avenue (SBL 108.01-6-26). The 0.32-acre site is located within the CB-A2 – Central Business District, and lies within the Armonk Hamlet. The property currently hosts a two-story residential structure that was built in the 1820's, and contains an unlined rear parking lot. The building has been occasionally occupied by the owner, but has been for sale for many years. The site neighbors an access driveway for a strip commercial development to the rear of the property, which provides vehicular access to the site's parking lot.

The applicant proposes to renovate the existing 1,700 square foot building into a 144-seat restaurant use, constructing an addition to increase the size of the building to 3,600 square feet. The rear parking lot would be upgraded to provide 15 parking spaces on site (with up to 23 spaces provided by valet). The applicant is establishing an arrangement with the neighboring 20 Maple Avenue to create a shared parking agreement to provide an additional 32 parking spaces on that property. Existing sidewalks along Maple Street and the access driveway would remain, with a crosswalk installed across a proposed formalized curb-cut for the parking lot. Outdoor seating would be provided within a rooftop patio over the building addition and within a front patio, and landscaping would be installed along the building frontage.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

1. Consistency with County Planning Board and local policies.

The County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995 call for directing new development to existing centers where infrastructure can support growth and where redevelopment can enhance economic vitality. We commend the applicant for proposing to repurpose an underutilized structure, providing economic development while maintaining the character of the Armonk downtown.

2. Stormwater management.

We commend the applicant for proposing to install a green roof atop the building addition, though it is our understanding that the majority of the stormwater management system for the site would continue to utilize the existing storm drains, directing all flow off the property. We advise the Town and the applicant work to provide a means to treat runoff on-site wherever possible. Proposed landscaping areas could be designed as rain gardens to provide the dual functions of adding to the aesthetics of the site while reducing stormwater runoff. We also encourage the applicant to consider permeable paving surfaces in portions of the parking lot where feasible.

4. Parking provisions.

We commend the applicant for proposing a shared parking solution for the lack of available space within the development site. As development opportunities arise within the Town, transportation demand management solutions such as this will enable commercial centers to remain pedestrian friendly, while lessening the need for an increase in impermeable surfaces. We recommend that in addition to providing vehicular parking, bicycle parking should be installed in order to provide full transportation options for employees and customers.

5. Recycling provisions.

The Town should request the applicant to verify that sufficient space will be available to store recyclables under the County recycling program, which includes plastics numbered 1 through 7. County regulations for plastic recycling may be found at: <http://environment.westchestergov.com>.

6. Green building technology.

We encourage the applicant to include as much green or sustainable building technology as possible within the proposed development. In addition, the Town and the applicant should give consideration towards the provision of electric vehicle parking capabilities within the proposed parking area.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:



Blanca P. Lopez
Acting Commissioner