

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

October 12, 2023



APPLICATION NUMBER - NAME
#2023-039 – 70 Lafayette Ave Amended Site
Development Plan Approval

SBL
122.12-1-28

MEETING DATE
October 23, 2023

PROPERTY ADDRESS/LOCATION
70 Lafayette Ave, NWP

BRIEF SUMMARY OF REQUEST

Proposed change of use of 4,100 s.f. from warehouse space to studio/office space for use as a video recording and photography studio.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
IND-A	Warehouse/Office Building	Industrial	None	1.1 acres

PROPERTY HISTORY

2009 – Change of use approved for office space in unit 130 and 200.

1970 – Planning Board site plan approval for a building with warehouse on the first floor and office on the second floor.

COMPATIBILITY with the COMPREHENSIVE PLAN

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

- Consider amendments to the IND-A district to incorporate standards for landscaping and sidewalks, to improve conditions along Virginia Road and Lafayette Avenue.

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.

<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 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 the Towns of Greenburgh and Mt. Pleasant. 4. The notice of public hearing will need to be sent to the Towns of Greenburgh and Mt. Pleasant Town Clerk 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 Towns of Greenburgh and Mt. Pleasant. 	<p><u>Staff Notes</u></p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The site plan depicts an off street parking requirement for office use of 1 parking space for every 300 square feet of gross floor area. The site plan should depict a 1 parking space for every 300 square feet of gross floor area only for areas of the building originally approved as office. Therefore, the site plan should be revised to utilize 1 parking space for every 250 square feet for all office space changed since the 1970 plan for spaces 110, 120, 130 and 200. 2. The submitted floor plans depict a building with a significant amount of unoccupied space. It is not clear whether adequate off-street parking would be available on the site should the building be fully rented and a large number of participants were engaged in the video recording studio. 3. The Applicant should indicate whether any new/updated signage is proposed. 	<p>The Applicant will need to recalculate the off-street parking requirements and revise the site plan. The Applicant will need to obtain an off-street parking variance from the Zoning Board of Appeals.</p> <p>The Planning Board and the Zoning Board of Appeals will need to address this issue with the Applicant.</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>



MARQUIS ASSOCIATES

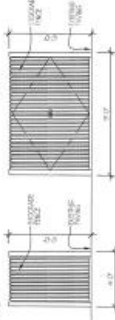
56 LAFAYETTE AVENUE
AKA 70 LAFAYETTE AVENUE
WHITE PLAINS, NY 10603
SECTION 6, BLOCK 8, LOT 69A

ONEILL
ARCHITECTS

Lafayette Ave
White Plains, NY
914.332.6077, 506



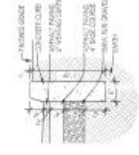
1 LOCATION MAP NTS



4 TRASH ELEVATORS 11'0" x 10'0"



5 TRASH/RECYCLE BIN 8'0" x 4'0"



6 WHEEL STOP CURB 3'0" x 4'0"

PROPERTY DESCRIPTION:
MANHATTAN CORNER NORTH PLAINS, NY 10603

PROPERTY ID: 4484A

ZONING: R04A

AREA: 1.08 AC

FLOOR AREA: 10,000 SF

PERMITTED: 41,000 SF

RECORDS: 41,000 SF

EXEMPT: 10,000 SF

RECORDS: 10,000 SF

RECORDS: 10,000 SF

RECORDS: 10,000 SF

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*LOCAL BOARD REGULATIONS WILL BE HELD IN FULL THEREAS NOT IN A FURTHER TO THE ZONING REGULATIONS

7 AERIAL PHOTO NTS

BLDG	CONTRACTOR	PERM. NO.	PERM. DATE	PERM. EXPIRES	PERM. TYPE	PERM. AREA	PERM. VALUE	PERM. NOTES
101	CONTRACTOR	1001	01/01/03	01/01/08	GENERAL	1,000	\$1,000,000	...
102	CONTRACTOR	1002	01/01/04	01/01/09	GENERAL	2,000	\$2,000,000	...
103	CONTRACTOR	1003	01/01/05	01/01/10	GENERAL	3,000	\$3,000,000	...
104	CONTRACTOR	1004	01/01/06	01/01/11	GENERAL	4,000	\$4,000,000	...
105	CONTRACTOR	1005	01/01/07	01/01/12	GENERAL	5,000	\$5,000,000	...

- NOTES:**
- The proposed building is located on the corner of Lafayette Avenue and White Plains Road. The building is to be constructed in accordance with the 2010 Uniform Code of Ordinances, Chapter 24-00, Article 1, Section 1-10. The building is to be constructed in accordance with the 2010 Uniform Code of Ordinances, Chapter 24-00, Article 1, Section 1-10. The building is to be constructed in accordance with the 2010 Uniform Code of Ordinances, Chapter 24-00, Article 1, Section 1-10.
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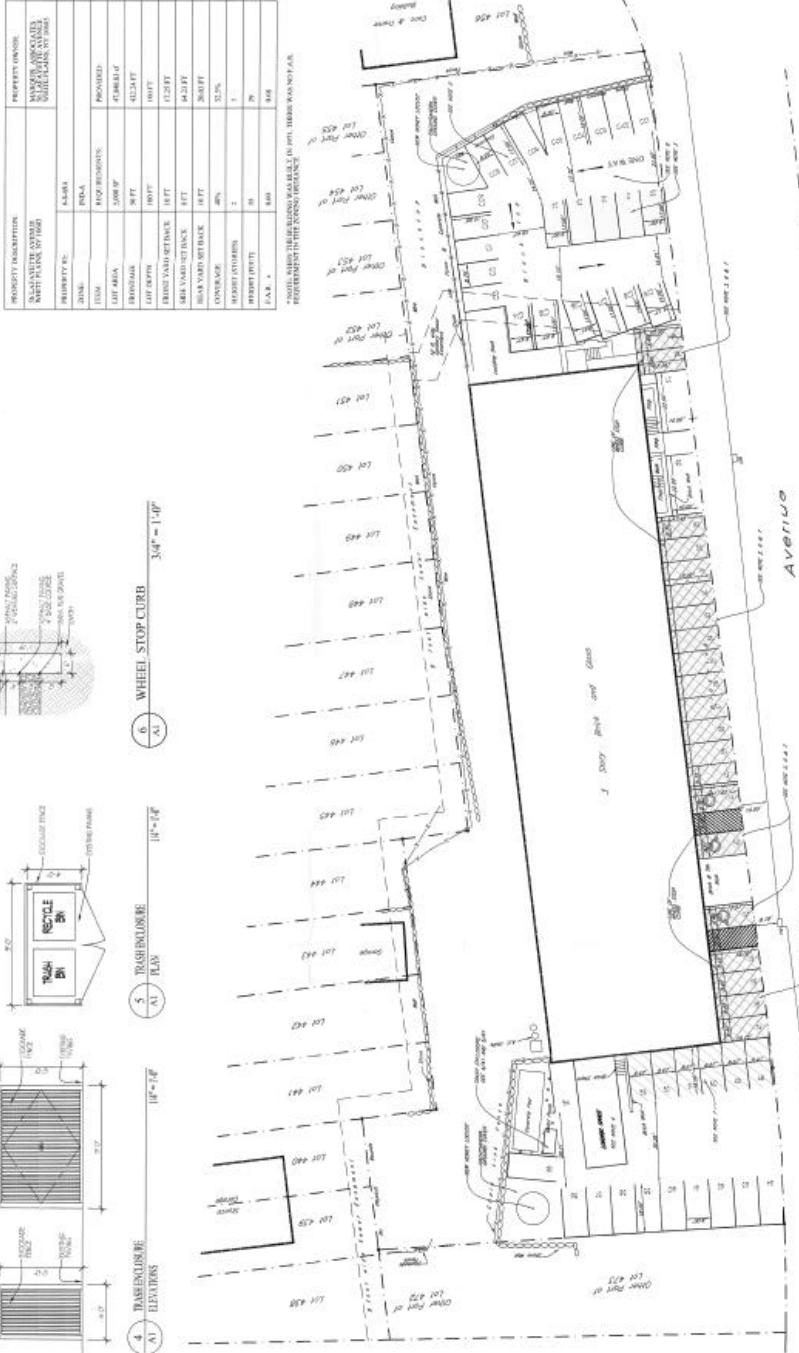
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD
RESOLUTION, DATED 12/31/14

DATE: 12/31/14

RIVAN OWEN, P.E.
CONSULTING ENGINEERING, P.C.
CONSULTING ENGINEER

DATE: 7-2-15

TOWN OF NORTH CASTLE PLANNING BOARD



3 SITE PLAN 1" = 20'-0"

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104	CONTRACTOR	1004	01/01/06	01/01/11	GENERAL	4,000	\$4,000,000	...
105	CONTRACTOR	1005	01/01/07	01/01/12	GENERAL	5,000	\$5,000,000	...

DRIVING NORTH

56 LAFAYETTE AVE. AKA 70 LAFAYETTE WHITE PLAINS, NY 10603 SECTION 6, BLOCK 8, LOT 69A

MARQUIS ASSOCIATES

PARKING STUDY

DATE: 7-2-15

AS NOTED

SCALE

07/31/2018