

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

October 31, 2023



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

SBL
122.12-1-28

MEETING DATE
November 13, 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.

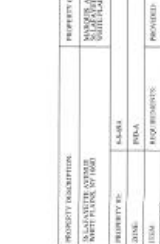
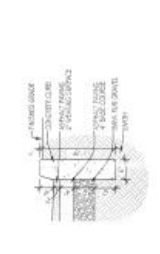
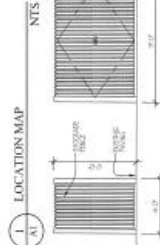
STAFF RECOMMENDATIONS

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



NO.	DESCRIPTION	DATE	BY
1	CONTRACT	07/31/2008	MS
2	PARKING VARIANT APPLICATION	07/31/2008	MS
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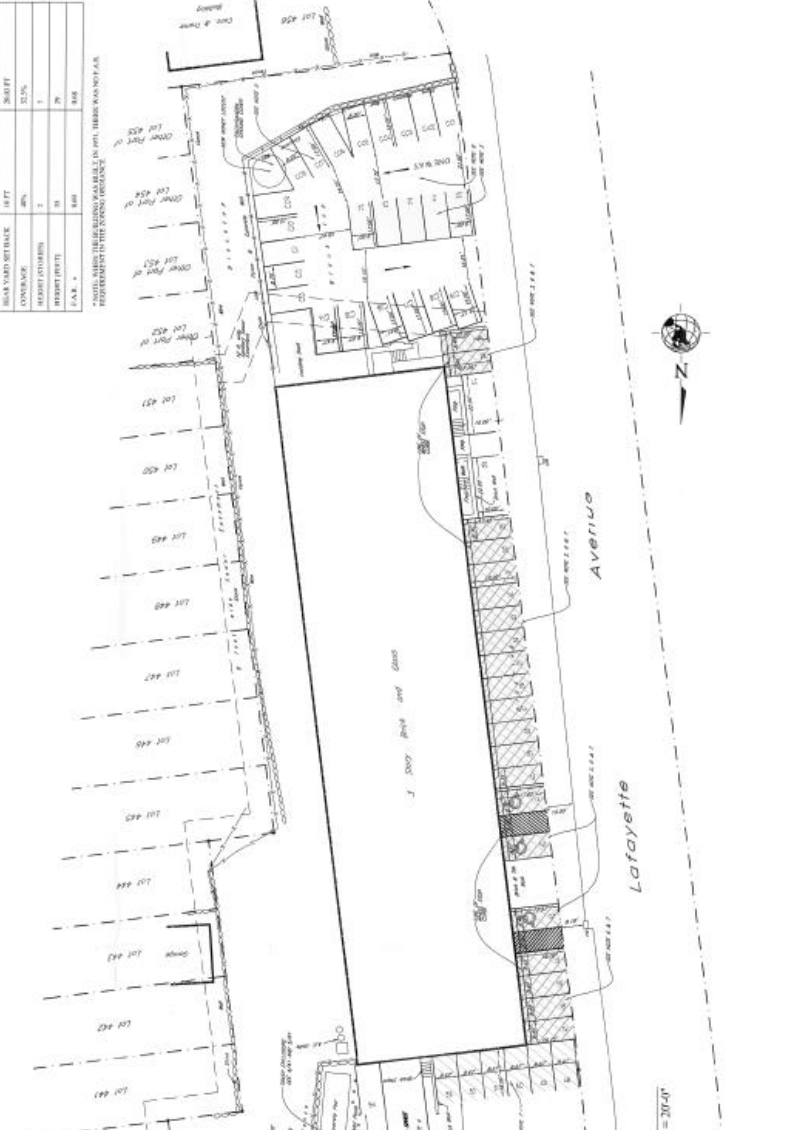
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3 SITE PLAN
1" = 20'-0"

NOTES:
1. On March 5, 2009 the North Castle Zoning Board of Appeals granted the (5) variances to be shown on this plan.
2. All parking spaces and all other areas shown on this plan shall be related into the pavement as shown on this plan.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD
RESOLUTION, DATED: 07/31/2008

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD
RESOLUTION, DATED: 07/31/2008

Sheet No. **A1**

ONELLI ARCHITECTS
1200 Park Avenue
White Plains, NY 10603
914 325-8075 Fax

DRIVING NORTH
SITE PLAN
ZONING TABLE

MARQUIS ASSOCIATES
56 LAFAYETTE AVE. AKA 70 LAFAYETTE
SECTION 6, BLOCK 8, LOT 69A

DATE: 07/31/2008
SCALE: AS NOTED
JOB NO.: