

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

November 15, 2023



APPLICATION NUMBER - NAME
 #2023-041 – Kent Place/Verizon Parking
 Subdivision, Site Plan, Wetlands Permit and
 Tree Removal Permit Applications

SBL
 108.01-6-5 & 108.03-1-78

MEETING DATE
 November 27, 2023

PROPERTY ADDRESS/LOCATION
 23 Whippoorwill Road E, Armonk

BRIEF SUMMARY OF REQUEST

Subdivision of the existing Verizon parcel.

Lot 1 is proposed to contain a reduced size Verizon building and reconfigured parking area. The lot is proposed to be reduced from 1.996 acres to 0.942 acres

Lot 2 (1.064) is proposed to be sold to the Town of North Castle for a new 49 space public parking lot with centralized refuse enclosure for Main Street businesses.



PENDING ACTION: Plan Review Town Board Referral Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-3/4A One-Family Residence District (3/4 acre)	Verizon Central Office	Commercial/Institutional	New public parking area and reconfigured Verizon property	1.966 acres

PROPERTY HISTORY

Existing Verizon Central Office

COMPATIBILITY with the COMPREHENSIVE PLAN

- ...one aspect of the previous parking plans in the Kent Place area involved the creation of approximately 40 new parking spaces in the area south of the library and behind the Verizon facility. This scenario would also create dedicated, secure parking spaces for Verizon. The new public parking could be targeted to business owners and employees, to free up on-street and other parking closer to the stores for use by patrons. The Town should continue seeking agreement with Verizon to implement this additional parking... In addition, having a new supply of parking in this area could provide the opportunity for phased improvements to future parking and streetscaping improvements along Kent Place...

STAFF RECOMMENDATIONS

1. The Planning Board should approve the requested subdivision and site plan.

<p><u>Procedural Comments</u></p> <ol style="list-style-type: none"> 1. The Proposed Action would be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA). 2. A public hearing regarding the proposed subdivision and 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. A portion of the property is located in a flood zone. The Applicant will need to obtain a floodplain development permit from the Building Department. 	<p><u>Staff Notes</u></p> <p>The Planning Board should declare their intent to act as Lead Agency if they wish to coordinate the environmental review of the project. In the alternative, the Planning Board can proceed with an uncoordinated environmental review of the subdivision.</p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The site plan depicts 3,747 square feet of Town-regulated wetland disturbance and 40,781 square feet of Town-regulated wetland buffer disturbance. A 4,021 square foot wetland mitigation plan and a 15,472 square foot wetland buffer mitigation plan has been prepared. 2. The site plan depicts the removal of 20 Town-regulated trees. 3. It is not clear from the site plan whether the site is adequately/appropriately lit at night. The plans should be revised to provide a photometric plan that complies with Section 355-45.M of the Town Code for review by the Planning Board. 4. In addition, to approving the subdivision and the parking lot site plan, the Planning Board will need to approve an amended site plan for Verizon Lot. The site plan should show the proposed Verizon lot (as amended) and Bulk Zoning and Parking Chart. 5. Based upon the revised lot configuration of Lot 1, Building Coverage on Lot 1 is proposed to be 23.49, which exceeds the maximum permitted Building Coverage of 15%. A variance for Building Coverage is required to be issued by the Zoning Board of Appeals. 6. The site plan should depict and label an alternate future access to Lot 1 and 2 from Kent Place. 	<p>The Town's Comprehensive Plan identified the need for additional public parking in the Armonk Hamlet. Unfortunately, much of the available undeveloped land has environmental constraints. The proposed plan, while disturbing both wetlands and wetland buffers balances the needs of the community while minimizing environmental impacts and maximizing mitigation efforts.</p> <p>The Town Attorney should opine as to whether an access easement from Kent Place to the Verizon lot should be established.</p>