

STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT

April 10, 2020



APPLICATION NUMBER - NAME
 #2020-016 – 100 Business Park Drive
 Amended Site Development Plan Approval

SBL
 108.03-1-51

MEETING DATE
 April 13, 2020

PROPERTY ADDRESS/LOCATION
 100 Business Park Drive

BRIEF SUMMARY OF REQUEST

Amended Site Plan approval to construct a 74,850 square foot warehouse with associated off-street parking and landscaping improvements. The building is proposed to be constructed in the undeveloped southern portion of the site, with the existing building proposed to remain.

The property is approximately 11.3 acres in size and lies within the PLI zoning district. The site is currently developed with a 62,782 square foot office/light industrial building with associated off-street parking.



PENDING ACTION: ☒ Plan Review ☐ Town Board Referral ☐ Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
PLI Planned Light Industry District	Office/Warehouse/Recreation Center	Office and Industrial Uses	Proposed new warehouse building	11.27 acres

PROPERTY HISTORY

1975 – Building
 Permit issued to HO
 Penn for office and
 warehouse building

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.

Explore adjusting the PLI and DOB-20A zoning to facilitate the location of a modern hotel with amenities and entertainment/cultural or ancillary education uses.

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 an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA). 2. A Public Hearing for the proposed site plan and wetlands permit application 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, emergency vehicle access or any other issued deemed important to providing emergency services. 4. The site plan should be forwarded to the Water and Sewer Department so that they may make any pertinent recommendations to the Planning Board including, but not limited to, the provision of additional water and sewer services on the subject site. 5. 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 I-684. 6. The Applicant will need to obtain a County Stream Control Permit from the Westchester County Department of Public Works. 7. The Applicant will need to obtain a curb cut permit from the North Castle Highway Department for the proposed new driveway on Business Park Drive. 8. 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. 9. Pursuant to Section 12-18(1) of the Town Code, all site development plans submitted to the Planning Board are required to be referred to the Architectural Review Board (ARB) for review and comment. 	
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The proposed design of the warehouse building provides for loading at the front of the building. The site plan should be revised to depict how trucks would access the loading area without having to backup onto Business Park Drive. Additionally, as proposed, the loading in the front of the property is not permitted pursuant to Section 355-40.D(3) of the Town Code. It is strongly recommended that the loading area be relocated to the rear of the building in an effort to limit visual impacts of loading trucks fronting on Business Park Drive. 2. The site plan depicts 250 feet of sight distance at the proposed loading dock curbcut; however, it appears that existing vegetation would need to be removed in order to achieve the depicted sight distance. The site plan should be revised to depict the removal of the vegetation. 3. The proposed warehouse building does not meet the 100 foot minimum front yard setback. The Applicant will need to secure a 43 foot front yard variance from the Zoning Board of Appeals. 4. The Zoning Conformance Table should be revised and updated to utilize net lot area when calculating development density pursuant to Section 355-30.H of the Town Code. 	

<p>5. The off-street parking chart should be revised to identify the proposed 44 proposed land banked parking spaces. In addition, the Applicant will need to submit written guaranties, satisfactory to the Town Attorney, for the eventual improvement of any such spaces which may have been waived. Such spaces must be constructed within six months of the date of written notice to the property owner by the Planning Board that such spaces have been determined as necessary.</p> <p>6. The Byram River is located at the rear of the property. The site plan should be revised to note that 34,270 square feet of Town-regulated wetland buffer disturbance is proposed. In addition, the Applicant should prepare a mitigation plan encompassing a minimum of 68,540 square feet.</p> <p>7. The site plan depicts the removal of 259 Town-regulated trees.</p> <p>8. The site plan should be revised to depict screening along the southern property line between the subject site and 130 Business Park Drive.</p> <p>9. Pursuant to Section 355-30.D(1) of the Town Code, a ten-foot-deep landscaped foundation planting shall be provided along all building walls, except at access points, in interior courts, or where waived by the Planning Board. A sidewalk not exceeding four feet in width may be located in such required foundation parking area.</p> <p>10. Pursuant to Section 355-56.H(2) of the Town Code, the site plan should demonstrate that at least 10% of the interior of the parking area shall be curbed and landscaped with trees, shrubs and other plant material.</p> <p>11. Pursuant to Section 355-58.C(3) of the Town Code, the site plan should be revised to depict one 40'x14' loading space for each establishment, and one additional space for each 10,000 square feet of gross floor area or major portion thereof in excess of 4,000 square feet of gross floor area.</p> <p>12. Pursuant to Section 355-15.O of the Town Code, the site plan should be revised to provide adequate facilities for disposal of refuse. No incinerators shall be permitted. In multifamily and nonresidential districts, all refuse disposal units or locations for deposit must also be screened from view and designed in such fashion as to be fireproof and to prevent access by rodents and blowing away of refuse.</p> <p>13. The Applicant should confirm that the proposed new site plan for the property would supersede the previous outdoor storage site plan and that all outdoor storage on the site would be eliminated and transferred to the new warehouse.</p>	<p>Pursuant to Section 355-56.C of the Town Code, the Planning Board can approve of the proposed land banked parking spaces.</p> <p>If the entirety of the required mitigation can't be accomplished on the site, the Applicant may provide a fee in-lieu for the balance of the mitigation pursuant to Section 340-9.A(4) of the Town Code.</p> <p>The Planning Board will need to determine whether the proposed amount of Town-regulated tree removal is acceptable.</p> <p>The site plan depicts foundation planting along the front façade, but does not depict foundation plantings along the other building walls. The Planning Board will need to determine whether the proposed plan is acceptable.</p> <p>Upon consideration of all factors entering into the loading and unloading needs of each use, the Planning Board may make appropriate reductions in the loading requirements.</p>
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