

**STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT**

July 23, 2020

APPLICATION NUMBER - NAME
#2020-027 – 77 Lafayette Ave
Site Development PlanSBL
122.12-1-35MEETING DATE
August 3, 2020PROPERTY ADDRESS/LOCATION
77 Lafayette Ave**BRIEF SUMMARY OF REQUEST**

The Applicant is seeking to establish a new sign manufacturing business at the subject site. However, 77 Lafayette Ave does not have a valid site development plan approved by the Planning Board.

In order for the new use to be established on the site, the Planning Board must first adopt a site plan for the property.

Since the Applicant is not proposing any new construction and the building has existed since the 1950s, the goal of this limited site plan review is to ensure that all uses established and proposed on the site comply with the use requirements of the IND-A Zoning District, that off-street parking meets the minimum required for the uses existing and proposed on the site and to ensure that adequate site safety lighting is provided.



PENDING ACTION:

☒ Plan Review☐ Town Board Referral☐ Preliminary Discussion

EXISTING ZONING

EXISTING LAND
USESURROUNDING
ZONING & LAND
USESITE
IMPROVEMENTS

SIZE OF PROPERTY

IND-A Zoning
District

Industrial

Industrial

None

0.6 acres

PROPERTY HISTORY

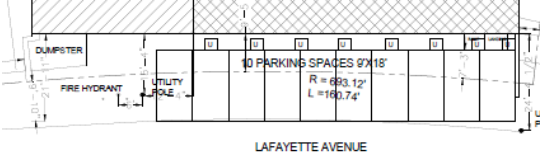
1953 Building Permit for Watch Factory

COMPATIBILITY with the COMPREHENSIVE PLAN

- 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 & PLANNING BOARD POLICY DECISIONS

- The Applicant should be directed to address the comments contained in this report.

<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. 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 Bronx River Parkway. 3. A public hearing regarding the site plan will need to be scheduled. 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. 5. The site plan should be forwarded to the Chief of Police, Fire Inspector and the North White Plains 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 issue deemed important to providing emergency services. 	<p><u>Staff Notes</u></p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. The site plan depicts an existing personal training use in the building. The Applicant should provide additional information on how this use was legally established on the site. A personal training use is considered a personal service establishment in the Zoning Chapter. However, personal service establishments are not permitted in the IND-A Zoning District. It appears that the Applicant will need to obtain a use variance for the personal service establishment to remain in the building. 2. The off-street parking analysis for the personal training facility (personal service) should be 1 off-street parking space for every 200 square feet of gross floor area (not 1/250). The off-street parking analysis should be updated. 3. The site plan depicts a parking configuration where the 10 spaces fronting Lafayette Avenue would be required to back-out into Lafayette Avenue. Pursuant to Section 355-56.G of the Town Code, access drives shall provide unobstructed access to and from the street and shall be designed so as to avoid the backing of any vehicle across the sidewalk or into the street right-of-way. The Applicant will need to secure a variance from the Zoning Board of Appeals for the proposed off-street parking design. 	<p>PERSONAL SERVICE ESTABLISHMENT</p> <p>A commercial activity where the customer is typically present and is the direct object of the services received and characterized by the direct on-premises sale of services to the ultimate customer, such as a barbershop or beauty parlor, shoe repair, dry cleaning, tailoring or dressmaking, optician, personal training, dance studio, karate studio, or other small group instruction, video rental shop, photographic studio and other similar services. Service businesses engaged in providing services involving the care of an animal shall not be deemed a personal service establishment.</p> 

11. The site plan should dimension all aisle widths.

12. Based upon the comments above, the off-street parking spaces that can be counted on the site will need to change. In addition, the off-street parking analysis will need to be revised as discussed above. The site plan and the off-street parking analysis should be updated. It appears that given the site layout and amount of required parking, an off-street parking variance will be required.

13. As recommended in the Comprehensive Plan, the Planning Board and the Applicant should discuss whether there are any opportunities to improve the streetscape of Lafayette Avenue by providing additional landscaping (in planters) with the asphalt area fronting the street.