



TOWN OF NEW CASTLE

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TO: New Castle Planning Board (via email)

FROM: Sabrina D. Charney Hull, AICP
Director of Planning

DATE: July 31, 2018 for July 31, 2018 Planning Board Meeting

SUBJECT: **Updated Monaco Place Site Plan Approval [TM: 80.20-1-14]**

PROJECT NAME	Monaco Place
TM #	81.17-1-13
OWNER/APPLICANT	Michael Monaco/Charles Napoli Architect
ADDRESS	13 Station Place, Millwood, NY
PROPERTY SIZE	22,215.6 SF(0.51 AC)
ZONING DISTRICT	B-R
APPLICATION FOR	Site Development Plan Approval
SEQR CLASSIFICATION	Unlisted

Project Description

The above referenced property is located 13 Station Place (NYS Route 133) Millwood, NY. The Applicant is proposing to alter the existing two buildings on the site and construct a connection between them. The new 4,490 SF buildings will be used for first floor retail and restaurant use (2,357 SF) and the second floor is to be used as office use (2,133SF). Parking for these uses has been provided which totals 33 parking spaces (includes 2 handicapped spaces).

Project Review

1. As proposed this action is a Type II action. Per comment 2 below, if the second floor use is to be residential, this action would be an Unlisted Action in accordance with SEQRA. Per the preference of the Planning Board if it is determined that the second floor use should be residential please refer to the attached notice of intent for the Planning Board to be lead agency as well as an involved and interested agency distribution list.
2. The Applicant should provide more explanation as to why second floor office use is to be provided as opposed to residential use. Per the 2017 Comprehensive Plan Update more residential opportunities other than single family homes should be provided in the Town's hamlets. Office use was not identified as such.
3. The plans indicate that there are off-site wetlands and that wetland buffers should be shown on the plan. The plans should be corrected to show this or the notes should be removed.
4. The Applicant should explain the area identified as a concrete pad on the site plan.
5. It is unclear as to whether or not trees will be removed as part of the proposed action.
6. The Applicant should provide a landscape plan and a site lighting plan.
7. The Planning Board may wish to schedule a site visit to view the proposed project.

This office will continue to review the subject project per the direction of the Planning Board.

/sdh

ecc: Robert Cioli, P.E., Deputy Town Engineer
Janice Friend, Planning Board Secretary
Jennifer Gray, Esq., Planning Board Council
Charles Napoli, Architect
13 Station Place LLC