




TOWN OF NEW CASTLE

200. South Greeley Avenue, Chappaqua, New York 10514 • Ph. (914) 238-4724 • Fax (914) 238-5177

TO: New Castle Planning Board (via email)

FROM: Sabrina D. Charney Hull, AICP, Director of Planning
Kellan D. Cantrell, Assistant Town Planner 

DATE: November 5, 2018 for November 7, 2018 Planning Board Meeting

SUBJECT: **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	Type II

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). All new comments to this application will be *italicized*.

Project Review

1. As proposed this action is a Type II action as per 6 CRR-NY 617.5 Part C(9) *construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities;*
2. 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. *The notes have been removed from the plan.*
3. The Applicant should explain the area identified as a concrete pad on the site plan. *The Applicant has indicated that porous pavers will be used in this area.*
4. It is unclear as to whether or not trees will be removed as part of the proposed action. *The Applicant is proposing to remove three (3) trees and has provided the necessary permits. This is under review by the Environmental Coordinator...*
5. The Applicant should provide a landscape plan and a site lighting plan. *The Applicant has submitted a landscape plan, which will be reviewed by the Environmental Coordinator. The proposed outdoor lighting is represented on the "Landscape Plan". The Applicant is proposing to install 11 outdoor light posts with 150w incandescent bulbs. The Applicant should provide a plan which confirms that there will be no off-site lighting spillage onto neighboring properties or roadways.*
6. Zoning Conformance Table- the Zoning Conformance table should be updated to include an additional column to provide for the required set-back.

7. It appears that the number of parking spaces on the revised site plan has been reduced by 1. The parking table previously included on the site plan should be included on the most recently submitted site plan. In addition, according to the previous site plan, the applicant was looking to land bank 1/3 of the required parking spaces per the approval of the Planning Board. The parking spaces should be numbered on the plan and those that are planned to be land-banked should be identified. The Applicant should also confirm the restaurant parking calculation as per the Town Code restaurant parking should be calculated 1 space for each 75 square feet of **gross** floor area or 1 space for each 3 seats, whichever requirement is greater and, in addition thereto, where counter service is provided, such additional parking as may be required by the Planning Board.

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

SCH/KDC

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