



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: December 17, 2018 for December 18, 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. 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 who has requested that additional information be provided.*
3. The Applicant should provide a landscape plan. *The Applicant has submitted a landscape plan, which has been deemed acceptable by the Environmental Coordinator.*
4. The Applicant has provided information regarding lighting. *Initially the Applicant proposed to install 11 outdoor light posts with 150w incandescent bulbs. The plans now show two ten-foot light poles with 3,000K LED/52Watt lumens. The location of these fixtures are shown on the Landscape and Lighting Plan. However the illumination plan shows off-site lighting (low levels) along the western property line. There is however no lighting fixtures shown in the rear of the parking area. The Applicant should increase the lighting in the rear of the parking lot, however there should be no light spillover west of the stone masonry wall.*
5. Zoning Conformance Table- the Zoning Conformance table should be updated to include an additional column to provide for the required set-back. *The column has been included, however the actual requirements should be inserted into the table. In addition, there is a footnote * below the table but no reference exists within the table for this footnote. This should be corrected.*

6. 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. *The Applicant has revised the plan which now indicates that there will be a total of 29 parking spaces located on the site. Six of these 29 spaces (1/3) are proposed to be land-banked. This office has confirmed the parking counts.*

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