



MEMORANDUM

TO: Carolyn Stevens, Chairman and the Town of Ossining Planning Board

FROM: Valerie Monastra, AICP
Brennan Duarte, Planning Analyst

CC: Kathy Zalantis, Esq., Town of Ossining Planning Board Attorney
Jon Turnquist, Town of Ossining Building Inspector
Dan Ciarcia, PE, Town of Ossining Planning Board Engineer

DATE: August 8, 2024

RE: 549 North State Road

ARQ Architecture P.C. ("Applicant") is seeking Site Plan approval for a new restaurant at 549 North State Road. The applicant proposes to adaptively reuse the existing building. The Project will be located at 549 North State Road, Section, Block, and Lot 90.15-1-44 ("Project Site"). The Project Site is located in the GB, General Business District.

GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This project is categorized as a Type II action under SEQR.
2. **Site Plan Approval.** This application requires a Site Plan approval from the Planning Board and a public hearing is required.
3. **Site Plan Revision.** The newly submitted site plan does not have a revision date on it.

SITE PLAN COMMENTS

1. **Parking.** The Project Site provides 51 parking spaces, but the applicant will need 59 spaces. They are seeking a reduction in the required parking per §200-29(A)(7), Combined Spaces. The section of the code states "when any lot contains two or more uses having different parking requirements, the parking requirements for each use shall apply to the extent of that use. Where it can be conclusively demonstrated that one or more such uses will be generating a demand for parking spaces primarily during periods when the other use or uses are not in operation, the Planning Board may reduce the total parking spaces required for that use to the least requirement." The Applicant has provided an hours of operation chart on Site Plan sheet T-002, exhibiting the hours of operation of the proposed restaurant in comparison to the hours of the existing uses currently in the lot. The predicted peak

hours of the restaurant (breakfast and dinner times) fall relatively in line with the closing times of most of the other present uses and therefore there should not be a major burden on the parking lot. Under §200-29(A)(7), the Planning Board may reduce the total parking spaces required. The Planning Board should make a determination on whether the provided information is acceptable for a parking reduction or if more information should be provided.

2. **Lighting.** The existing lighting is not proposed to change from the approved plan. The Applicant states that there will be no changes to lighting or timing. This comment has been addressed.
3. **Signs.** New signs have been proposed and are included on sheet S-100. Signs conform to the regulations of §200-18.1(C)(2) in the Town Code. This comment has been addressed.

SUBMISSION MATERIALS

The following materials were submitted by the Applicant and examined by our office for the preparation of this review:

- Response Memo, prepared by Jorge B. Hernandez, RA, of ARQ Architects, dated August 1, 2024
- Site Plan by ARQ Architects last revised June 12, 2024