

MEMORANDUM

Department of Planning and Development

TO: Matthew C. Alexander, City Manager

FROM: Carol J. Samol, AICP, Director of Planning

DATE: January 12, 2026

Re: Public Hearing for 1050 Lower South Street Special Permit

Westchester Industrial Complex (Charles Cartalemi, President) seeks site plan and special permit approvals for 1050 Lower South Street (Section.32.20, Block 1, Lots 1, 2, & 14). The Common Council referred the special permit to the Planning Commission for recommendation and the Common Council is required to hold a public hearing.

1050 Lower South Street is a 12.866-acre property with three parcels (Parcel 1 - Lot 1, Parcel 2 - Lot 2 and Parcel 3- Lot 14), in a M-2B Design Industrial Zoning District. The site is developed with an existing +/-50,000 square foot metal building located primarily on Parcel 2 with approximately 17,613 square feet of the building located on the southern end of Parcel 1. There are 13 tenants and 100 employees at the site.

The Applicant is seeking approval from the Planning Commission for Site Plan (§575-56 B (4)) approval for 50 additional parking spaces on Parcel 2 to accommodate the commercial tenants located in the existing building. In addition, the applicant seeks approval for truck/vehicle parking and storage areas on Parcels 1 & 3. The Planning Commission must review the project for consistency with the M-2A/M-2B Design Guidelines and the Local Waterfront Revitalization Program.

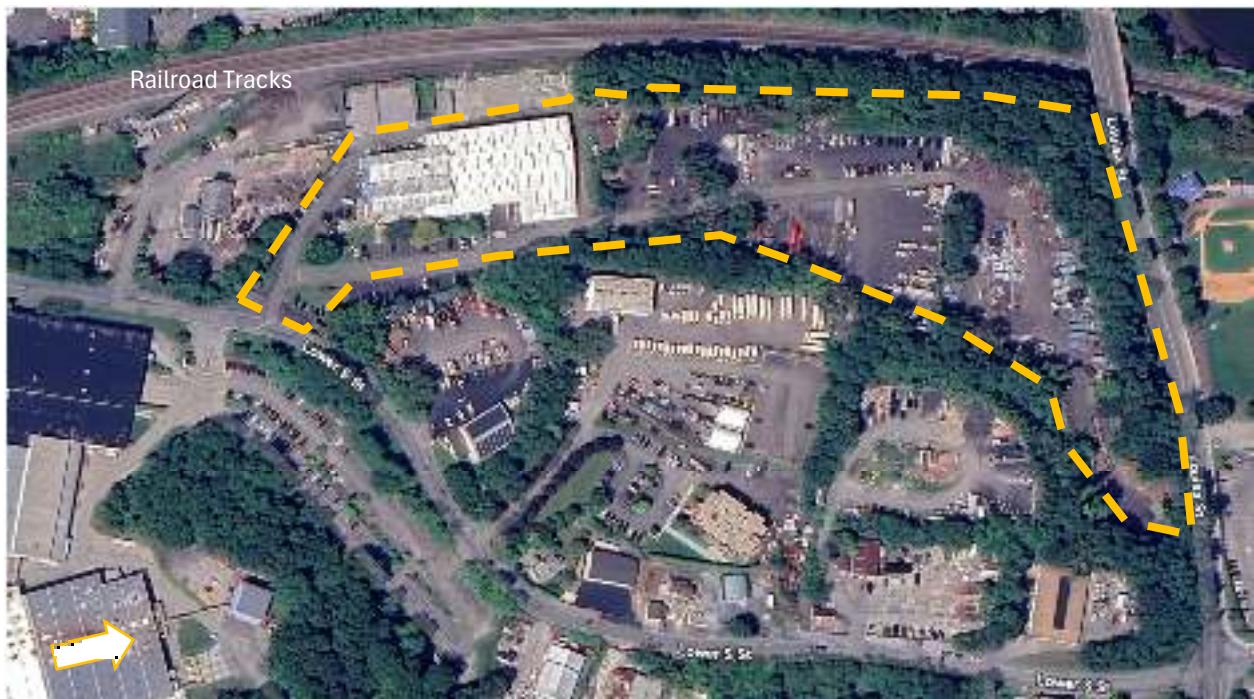
The proposed development requires a special permit from the Common Council to locate a construction business which requires storage of heavy equipment outdoors in an M-2B district (§575-40.1 B (1)) and 575-40 B(1)) for Northline Utility and other existing businesses on Parcels 1 and 3. See Attachment for site plan. The parking area and open storage will include the following:

- Northline Utilities Trucks/Vehicles: Utility bucket trucks (24'L x 8'W x 10'-12'H), employee vehicles (i.e. pickup trucks, vans, SUVs, sedans, etc.)
- Northline Utilities Material Storage: utility poles, wire spools
- Spaxel Builders Trucks/Vehicles/Containers: Flatbed trucks (48'L x 8.5'W x 5'H), employee vehicles (i.e. pickup trucks, vans, SUVs, sedans, etc.), Containers (20'L x 8'W x 8'H)
- Spaxel Builders Material Storage: Containers with steel wall sections
- Dandelion Energy Vehicles: Vans (18'L x 7'W x 8'H), employee vehicles (i.e. pickup trucks, vans, SUVs, sedans, etc.)
- Dandelion Energy Material Storage: none

- Capstone Trucks/Vehicles/Containers: Drilling Rigs, (48'L x 8.5'W x 10'H), flatbed trucks (48'L x 8.5'W x 5'H), employee vehicles (i.e. pickup trucks, vans, SUVs, sedans, etc.), Containers (20'L x 8'W x 8'H)
- Capstone Material Storage: Drilling casings & augers
- New York Stucco Trucks/Vehicles/Containers: Flatbed trucks (48'L x 8.5'W x 5'H), employee vehicles (i.e. pickup trucks, vans, SUVs, sedans, etc.), Containers (20'L x 8'W x 8'H)
- New York Stucco Material Storage: Scaffolding
- Lazar's Auto & Equipment Trucks/Vehicles/Equipment: Vans (X'L x X'W x X'H), employee vehicles (i.e. pickup trucks, vans, SUVs, sedans, etc.)
- Lazar's Auto & Equipment Material Storage: Containers

PLANNING COMMISSION: On January 13, 2026, the Planning Commission made a positive recommendation to the Common Council with the understanding that the site plan approval will require screening per M2-A/M2-B Design Guidelines. For all special permit uses in the M-2B District, the design guidelines for the M-2A District are hereby deemed additional criteria to be used in evaluating proposals (attached). The Planning Commission also declared itself Lead Agency for environmental review.

Aerial View: 1050 Lower South Street Sept 2025



SPECIAL PERMIT: Common Council will consider the Special Permit objectives in Section §575-57A of the City Code as follows (staff comment in *italics*):

- (1) All proposed structures, equipment or material shall be readily accessible for fire and police protection. *The Fire and Police Chiefs toured the building and the site. This existing building and site meet this objective. The proposed development must come into compliance with the City's fire safety code as part of the site plan approval and updated certificate of occupancies.*

(2) The proposed use shall be of such location, size and character, and the nature and intensity of the operations involved in it or conducted in connection with it shall be such, that it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties. *This Special Permit use (to park heavy vehicles and store equipment outdoors) can be considered in compliance with this objective since all adjacent properties contain similar uses on their sites. Only the subject building and car parking are visible from Lower South Street, and the special permit use is mostly screened from Louisa Street. Additional screening can be a condition of approval per the required Design Guidelines. Other industrial properties in M-2B are situated between Lower South Street and the subject property.*

(3) Operations in connection with any special use (outdoor storage and truck parking) will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operations of any permitted use not requiring a special permit. *The proposed use of the property is passive parking and storage of vehicles and equipment, and no on-site operation or industrial use of the machinery is planned.*

(4) Parking and loading areas will be of adequate size for the particular use, properly located and suitably screened from adjoining uses, and the entrance and exit drives shall be laid out so as to achieve maximum and adequate safety. *The Special Permit use areas (for truck parking and outdoor equipment storage) are an adequate size and screened (or can be screened). The entrance drive off Lower South Street is existing and site lines are adequate. The drive off Louisa Street is proposed as emergency access only.*

Additional objectives for projects that are adjacent to a residential zoning district are:

1. Traffic that is generated by this use and layout will not be hazardous or incongruous with the residential district or conflict with normal traffic. Traffic that is generated from this facility by employees and delivery vehicles will be minimal and will not conflict with normal traffic in the district. *One parcel across Louisa Street from the site is in the WF-3 zoning district, and the M-2B zone allows mixed-use/residential with the potential for future housing development. The subject truck/delivery traffic will not conflict with normal traffic in the vicinity of potential future residential uses. The drive off Louisa Street is proposed as emergency access only which will limit the regular entry/exit to Lower South Street adjacent to the M-2A district.*
2. The location and height of buildings, walls, fences and landscaping on the site will not hinder use and development of adjacent properties or impair their value. *This is an existing building, and the proposed fence and landscaping will not impact adjacent properties.*

Figure 1 Excerpt from Municipal Tax Parcel Viewer with Zoning Districts



ENVIRONMENTAL REVIEW: The proposal is an Unlisted action according to the New York State Environmental Quality Review Act (SEQR) regulations sections 617.4 and 617.5 and would be subject to review under SEQR. The City will conduct a coordinated review of these actions, with the Common Council responsible for authorizing the Special Use Permit and the Planning Commission responsible for site plan review. The Planning Commission declared itself Lead Agency on January 13, 2026.

Please place this item on the January 20, 2026 Committee of the Whole agenda for discussion and direction. At the Common Council's direction, staff will prepare a resolution for the January 26, 2026 Common Council Meeting to schedule a public hearing for February 9, 2026.