



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

PLANNING DEPARTMENT
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November 24, 2023

Supervisor Michael Schiliro
and Town Board Members
Town of North Castle
15 Bedford Road
Armonk, New York 10504

Re: **130 Business Park Drive [2023-042] – Recreation Center Special Use Permit Referral**

Dear Supervisor Schiliro and Town Board Members:

Pursuant to your request regarding a special permit from Medical use to Recreation Center, the Planning Board has reviewed and discussed the application.

The proposed plan is for the owners of the COR Sports Physical Therapy, LLP and COR Performance of Westchester, LLC (Dr. Jennifer Lung and Dr. Kyle Stover) to create and reorganize their 16,000 sq. ft. facility by constructing a partition of their space. 4,000 sq. ft of the 16,000 sq. ft. will be partitioned to create/re-brand COR Performance (DBA- D1 Training) a youth athletic development/fitness facility that would be considered a Recreation Center that requires the issuance of a Town Board special use permit.

The Planning Board adopted a positive recommendation (4-0) at its November 23, 2023 meeting and determined that the proposal would not create any evident global *planning* issues with respect to the requested special use permits.

Sincerely,

Adam R. Kaufman, AICP
Director of Planning