



**TOWN OF NORTH CASTLE**  
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**PLANNING BOARD**  
Christopher Carthy, Chair

**RESOLUTION**

**Action:** Site Plan and Wetland Permit Approvals [2020-011] –  
Second Extension of Time

**Applicant/Owner:** Merrie Hughes R/T, Armonk Levine LLC, Armonk Smith  
LLC, Nadine Kent Trust, NY Dealer Stations LLC

**Designation:** 101.01-1-6

**Zone:** CB Zoning District

**Acreage:** 0.28 acres

**Location:** 375 Main Street

**Original Date of Approval:** May 24, 2021

**Original Expiration Date:** May 24, 2022 (1 year)

**Extension of Time Date:** May 9, 2022

**Ext of Time Exp Date:** May 24, 2023 (1 year)

**2<sup>nd</sup> Extension of Time Date:** May 8, 2023

**2<sup>nd</sup> Ext of Time Exp Date:** May 24, 2024 (1 year)

WHEREAS, the subject property is an existing gasoline filling and service station use in the CB Zoning District; and

WHEREAS, the Applicant is seeking approval to redevelop the property and to remove the existing structure and fuel dispensers and construct a new 1,800 square foot convenience store, two fuel dispensers, a canopy and other associated site improvements (i.e. sidewalks, curbing, landscaped areas, etc.); and

WHEREAS, the property is approximately 0.28 acres in size and lies within the CB zoning district; and

WHEREAS, in connection with the proposed development, the Applicant has submitted the following plans:

- Plan labeled “1 of 15,” entitled “Cover Sheet,” dated May 11, 2020, last revised February 10, 2021, prepared by Bronzino Engineering, P.C.
- Plan labeled “2 of 15,” entitled “Existing Site Plan,” dated May 11, 2020, last revised February 10, 2021, prepared by Bronzino Engineering, P.C.
- Plan labeled “3 of 15,” entitled “Proposed Site Plan,” dated May 11, 2020, last revised February 10, 2021, prepared by Bronzino Engineering, P.C.
- Plan labeled “4 of 15,” entitled “Proposed Grading, Drainage & Utility Plan,” dated May 11, 2020, last revised February 10, 2021, prepared by Bronzino Engineering, P.C.
- Plan labeled “5 of 15,” entitled “Proposed Landscaping Plan,” dated May 11, 2020, last revised February 10, 2021, prepared by Bronzino Engineering, P.C.

***Site Plan and Wetland Permit Approvals [2020-011] – Second Extension of Time for***

375 Main Street - Shell

May 8, 2023

Page 2 of 3

- Plan labeled “6 of 15,” entitled “Proposed Lighting Plan,” dated May 11, 2020, last revised February 10, 2021, prepared by Bronzino Engineering, P.C.
- Plan labeled “7 of 15,” entitled “Proposed Fuel Truck Path Plan,” dated May 11, 2020, last revised February 10, 2021, prepared by Bronzino Engineering, P.C.
- Plan labeled “8 of 15,” entitled “Proposed Building Floor Plan,” dated May 11, 2020, last revised February 10, 2021, prepared by Bronzino Engineering, P.C.
- Plan labeled “9 of 15,” entitled “Proposed Building Elevations I,” dated May 11, 2020, last revised February 10, 2021, prepared by Bronzino Engineering, P.C.
- Plan labeled “10 of 15,” entitled “Proposed Building Elevations II,” dated May 11, 2020, last revised February 10, 2021, prepared by Bronzino Engineering, P.C.
- Plan labeled “11 of 15,” entitled “Proposed Canopy Elevations and Signage Details,” dated May 11, 2020, last revised February 10, 2021, prepared by Bronzino Engineering, P.C.
- Plan labeled “12 of 15,” entitled “Proposed Site Details I,” dated May 11, 2020, last revised February 10, 2021, prepared by Bronzino Engineering, P.C.
- Plan labeled “13 of 15,” entitled “Proposed Site Details II,” dated May 11, 2020, last revised February 10, 2021, prepared by Bronzino Engineering, P.C.
- Plan labeled “14 of 15,” entitled “Proposed Site Details III,” dated May 11, 2020, last revised February 10, 2021, prepared by Bronzino Engineering, P.C.
- Plan labeled “15 of 15,” entitled “Proposed Site Details IV,” dated May 11, 2020, last revised February 10, 2021, prepared by Bronzino Engineering, P.C.

WHEREAS, the resolution was set to expire on May 24, 2022 and the Applicant had not yet met all of the conditions of such approval; and

WHEREAS, the Applicant had requested a 1-year extension of time in which to complete all conditions of approval; and

WHEREAS, on May 9, 2022 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

WHEREAS, the first extension of time resolution is set to expire on May 24, 2022 and the Applicant has not yet met all of the conditions of such approval; and

WHEREAS, the Applicant has requested a 1-year extension of time in which to complete all conditions of approval; and

WHEREAS, on May 8, 2023 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

NOW, THEREFORE, BE IT RESOLVED, that the request for an extension of time is granted; and

***Site Plan and Wetland Permit Approvals [2020-011] – Second Extension of Time for***

375 Main Street - Shell

May 8, 2023

Page 3 of 3

BE IT FURTHER RESOLVED, that all conditions of the Site Plan and Wetlands Permit Approvals resolution dated May 24, 2021 shall remain valid and in full force and effect

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