



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

## **RESOLUTION**

**Action:** Site Plan and Steep Slope Permit Approvals – Extension of Time [#2021-012]  
**Project Name:** Santomero – North Broadway  
**Owner:** 868 North Broadway, LLC  
**Applicant:** Christopher Santomero  
**Designation:** 122.12-5-63  
**Zoning District:** CB  
**Location:** 868 North Broadway  
**Area:** 18,826 square feet  
**Original Approval Date:** April 26, 2021  
**Original Expiration Date:** April 26, 2022 (1 year)  
**Extension of Time Date:** May 9, 2022  
**Ext of Time Exp Date:** April 26, 2023 (1 year)

WHEREAS, on March 5, 2021, an application for site plan approval was submitted to the Planning Board and the requisite fee was paid; and

WHEREAS, the application consists of the following drawings:

- Plan labeled “Sheet 1 of 14,” entitled “Zoning & Vicinity Plan,” dated November 27, 2017, last revised January 23, 2020, prepared by Site Design Consultants.
- Plan labeled “Sheet 2 of 14,” entitled “Site Plan,” dated November 27, 2017, last revised January 23, 2020, prepared by Site Design Consultants.
- Plan labeled “Sheet 3 of 14,” entitled “Existing Conditions & Demolition Plan,” dated November 27, 2017, last revised January 23, 2020, prepared by Site Design Consultants.
- Plan labeled “Sheet 4 of 14,” entitled “Erosion & Sediment Control Plan,” dated November 27, 2017, last revised January 23, 2020, prepared by Site Design Consultants.
- Plan labeled “Sheet 5 of 14,” entitled “Improvement Plan,” dated November 27, 2017, last revised January 23, 2020, prepared by Site Design Consultants.
- Plan labeled “Sheet 6 of 14,” entitled “Landscape Plan,” dated November 27, 2018, last revised January 23, 2020, prepared by Site Design Consultants.
- Plan labeled “Sheet 7 of 14,” entitled “Sight Distance Plan,” dated November 27, 2017, last revised January 23, 2020, prepared by Site Design Consultants.
- Plan labeled “Sheet 8 of 14,” entitled “Lighting Plan,” dated November 27, 2017, last revised January 23, 2020, prepared by Site Design Consultants.
- Plan labeled “Sheet 9 of 14,” entitled “Profiles,” dated November 27, 2017, last revised January 23, 2020, prepared by Site Design Consultants.
- Plan labeled “Sheet 10 of 14,” entitled “Site Details,” dated November 27, 2017, last revised January 23, 2020, prepared by Site Design Consultants.

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- Plan labeled “Sheet 11 of 14,” entitled “Site Details 2,” dated November 27, 2017, last revised January 23, 2020, prepared by Site Design Consultants.
- Plan labeled “Sheet 12 of 14,” entitled “Subsurface Detention Details Plan,” dated November 27, 2017, last revised January 23, 2020, prepared by Site Design Consultants.
- Plan labeled “Sheet 13 of 14,” entitled “Erosion & Sediment Control Details,” dated November 27, 2017, last revised July 24, 2019, prepared by Site Design Consultants.
- Plan labeled “Sheet 14 of 14,” entitled “Retaining Wall Plan & Details,” dated August 15, 2019, last revised January 23, 2020, prepared by Site Design Consultants.
- Plan labeled “CS,” entitled “Cover Sheet,” dated November 2, 2018, prepared by Leigh Overland Architect, LLC.
- Plan labeled “A1,” entitled “Proposed Floor Plan,” dated November 2, 2018, prepared by Leigh Overland Architect, LLC.
- Plan labeled “A2,” entitled “Proposed Elevations,” dated November 2, 2018, prepared by Leigh Overland Architect, LLC.
- Plan labeled “A3,” entitled “Proposed Elevations,” dated November 2, 2018, prepared by Leigh Overland Architect, LLC.

WHEREAS, the Applicant is seeking site plan reapproval for the completion of the existing building under construction that would result in a new 4,300 square foot retail building and the construction of various retaining walls; and

WHEREAS, the resolution is set to expire on April 26, 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 9, 2022 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

BE IT FURTHER RESOLVED, that all conditions of the Site Plan and Steep Slopes Permit Approvals resolution dated April 26, 2021 shall remain valid and in full force and effect