



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

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PLANNING BOARD
Christopher Carthy, Chair

RESOLUTION

Action: Amended Site Plan Approval
Application Name: 1 Labriola Court – Loading Dock [2021-034]
Owner/Applicant: Benerofe Armonk, LLC
Designation: 107.04-2-23
Zone: RELIP Zoning District
Acreage: 4.00-acres
Location: 1 Labriola Court
Approval Date: September 27, 2021
Date of Expiration: September 27, 2022

WHEREAS, a site plan application has been submitted to add an additional loading dock door at the rear section of the building located at 1 Labriola Court and an outdoor container area; and

WHEREAS, the application consists of the following plans:

- Plan labeled “SP-1,” entitled “Amended Site Plan,” dated August 19, 2021, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC.

WHEREAS, the proposed action would be classified as a Type II Action pursuant to SEQRA; and

WHEREAS, Type II Actions have been determined not to have a significant impact on the environment do not require any further processing pursuant to SEQRA; and

WHEREAS, a duly advertised public hearing was conducted on September 27, 2021 at which time all those wishing to be heard were given the opportunity to be heard; and

WHEREAS, the Planning Board has received and considered comments from the public, Town Attorney, Town Engineer and Town Planner; and

WHEREAS, the Planning Board has determined that the outdoor storage is proposed in locations that are appropriately sized and visually compatible with the RELIP Zoning District; and

WHEREAS, the requirements of the Zoning Ordinance and the Town of North Castle Comprehensive Plan Update have been met; and

NOW THEREFORE BE IT RESOLVED, that the Application for site plan approval be, and it hereby is, granted, and the Planning Board Chairman is authorized to sign the site plan subject to the conditions identified below; and

Prior to the Signing of the Site Plan:

(The initials of the appropriate Town Official and date shall be placed in the space below to indicate that the condition has been satisfied)

- _____ 1. The Applicant shall demonstrate that the ARB has approved the proposed exterior changes to the building.

- _____ 2. The plans shall be revised to address any comments from the Police Department, Fire Inspector and the Armonk Fire Chief, including, but not limited to, emergency vehicle access or any other issue deemed important to providing emergency services; and

- _____ 3. Pursuant to Section 127-17 of the Town Code, the applicant shall submit a detailed quantity cost estimate for all site improvements proposed, with the quantities certified to by the applicant's engineer, to the satisfaction of the Town Engineer.

- _____ 4. Payment of all applicable fees, including any outstanding consulting fees.

- _____ 5. The applicant shall submit to the Planning Board Secretary (to planning@northcastleny.com) a single PDF file containing the full set of plans (with required signature block located in the lower right corner of all plan sheets) incorporating all required amendments to the plans as identified in this resolution of approval to the satisfaction of the Town Planner, Town Engineer and Town Attorney.

Prior to the Issuance of a Building Permit:

(The initials of the appropriate Town Official and date shall be placed in the space below to indicate that the condition has been satisfied)

- _____ 1. The approved site plan shall be signed by both the Planning Board Chairman and the Town Engineer.

- _____ 2. Payment of all outstanding fees, including professional review fees.

- _____ 3. The applicant shall submit an engineering inspection fee equal to 3% of the estimated cost of construction.

Prior to the Issuance of a Certificate of Occupancy:

(The initials of the appropriate Town Official and date shall be placed in the space below to indicate that the condition has been satisfied)

_____ 1. An "as built" survey shall be submitted to the Town Building Inspector.

_____ 2. Payment of all outstanding fees, including professional review fees.

Other Conditions:

1. Compliance with all applicable local laws and ordinances of the Town of North Castle and any conditions attached to permits issued thereunder.

