



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:	Site Plan Approval [2021-039]
Project Name:	428-436 Main St Site Plan
Applicant/Owner:	428-436 Main Street, LLC
Designation:	108.01-6-24
Zone:	CB-A2 Zoning District
Acreage:	0.25 acres
Location:	428-436 Main St, Armonk
Date of Approval:	January 30, 2023
Expiration Date:	January 30, 2024 (1 Year)

WHEREAS, the Applicant is seeking approval of a site plan for the property located at 430 Main Street that would memorialize existing conditions and establish a set of legal uses on the property; and

WHEREAS, the property is approximately 0.25 acres in size and lies within the C-A2 zoning district; and

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

- Plan labeled “Sheet 1 of 1,” entitled “Amended Site Plan,” dated October 8, 2021, prepared by Site Design Consultants.

WHEREAS, the application for site plan approval was referred to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML) on January 20, 2023; and

WHEREAS, on January 30, 2023, the Planning Board, pursuant to §355-44 of the North Castle Code, conducted a duly noticed public hearing with respect to the site plan and wetlands permit applications, at which time all those wishing to be heard with respect to the site plan were given an opportunity to be heard; and

WHEREAS, based upon the uses in the building a total of 20 off-street parking spaces are required; and

WHEREAS, zero off-street parking spaces are provided on the site; and

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WHEREAS, on January 5, 2023 the Applicant obtained a 20-space off-street parking variance from the Zoning Board of Appeals; and

WHEREAS, the Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Planning Board has inspected the site and is familiar with the nature of the site, the surrounding area, and the proposed development; and

WHEREAS, the Planning Board has requested, received, and considered comments from the Town Attorney, Town Engineer, and Town Planner regarding the proposed development; and

WHEREAS, the requirements of the Zoning Ordinance of the Town of North Castle have been met by said application; and

NOW THEREFORE BE IT RESOLVED, that the application for site plan approval, as described herein, is hereby conditionally approved, subject to the following conditions and modifications; and

BE IT FURTHER RESOLVED that, this site plan approval shall expire one (1) year after the date of this resolution unless all of the conditions and modifications identified below have been substantially completed or an extension of time has been requested by the applicant or granted by the North Castle Planning Board.

Prior to the Signing of the Site Plan:

(The Planning Board Secretary's initials and date shall be placed in the space below to indicate that the condition has been satisfied.)

- _____ 1. The site plan shall be revised to update the parking schedule to indicate the total number of parking spaces required and zero are provided on the site. In addition, the parking schedule shall be updated to describe the variance obtained from the Zoning Board of Appeals and reference the date of the variance approval. Furthermore, the chart shall be revised to update the required parking for an accessory apartment (1/bedroom).

- _____ 2. Payment of all applicable fees, including any outstanding consulting fees.

- _____ 3. The Applicant shall submit to the Planning Board Secretary one PDF set of plans (with required signature block) 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.

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Prior to the Issuance of a Building Permit:

(The Planning Board Secretary's initials 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 Chair and Town Engineer.

- _____2. Payment of all outstanding fees, including professional review fees.

Prior to the Issuance of a Certificate of Occupancy/Compliance:

(The Planning Board Secretary's initials and date shall be placed in the space below to indicate that the condition has been satisfied.)

- _____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.

APPLICANT, agreed and understood as to contents and conditions, including expiration, contained herein

Date

428-436 Main Street, LLC

NORTH CASTLE PLANNING OFFICE,
as to approval by the North Castle Planning Board

Date

Valerie B. Desimone, Planning Board Secretary

KELLARD SESSIONS CONSULTING
As to Drainage and Engineering Matters

Date

Joseph M. Cermele, P.E.
Consulting Town Engineer

STEPHENS BARONI REILLY & LEWIS LLP
As to Form and Sufficiency

Date

Roland A. Baroni, Jr. Esq., Town Counsel

NORTH CASTLE PLANNING BOARD

Date

Christopher Carthy, Chairman