

TOWN OF NORTH CASTLE

WESTCHESTER COUNTY 17 Bedford Road Armonk, New York 10504-1898

Telephone: (914) 273-3542 Fax: (914) 273-3554 www.northcastleny.com

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 form 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

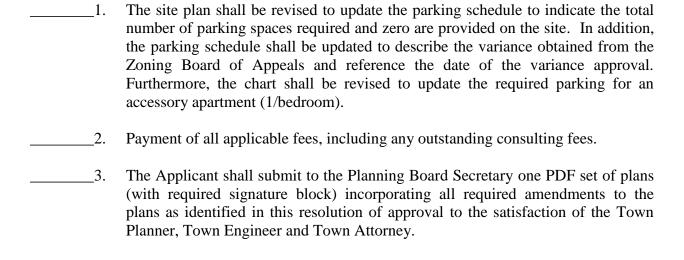
WHEREAS, the requirements of the Zoning Ordinance of the Town of North Castle have been met by said application; and

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.)



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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

1	g Board Secretary's initials and date snall be placed in the space below to indicate lition 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.
(The Plannin	Issuance of a Certificate of Occupancy/Compliance: Is Board Secretary's initials and date shall be placed in the space below to indicate (ition 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.

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	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