



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

PLANNING BOARD
Christopher Carthy, Chair

RESOLUTION

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| Action: | Amended Site Plan Approval |
| Application Name: | 1 Labriola Court – Outdoor Dog Area [2022-006] |
| Owner/Applicant: | Benerofe Armonk, LLC |
| Designation: | 107.04-2-23 |
| Zone: | RELIP Zoning District |
| Acreage: | 4.00-acres |
| Location: | 1 Labriola Court |
| Approval Date: | March 28, 2022 |
| Date of Expiration: | March 28, 2023 |

WHEREAS, a site plan application has been submitted to permit a fenced 20' x 40' outdoor dog area associated with the Pleasant Grooming on-site use at 1 Labriola Court in the RELIP Zoning District; and

WHEREAS, the application consists of the following plans:

- Plan labeled "S-1," entitled "Site Plan," dated August 12, 2020, last revised August 24, 2020, prepared by Joseph R. Crocco Architects.

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, the site plan was forwarded to the Westchester County Planning Board; and

WHEREAS, a duly advertised public hearing was conducted on March 28, 2022 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 proposed outdoor dog area conforms to the requirements of Section 355-30(k) of the Town Code; 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 site plan shall be revised to include a note stating that no more than 10 dogs shall be in the outdoor area at any one time.
- _____2. The site plan shall be revised to include a note stating that on-site staff shall be present at the outdoor area at all times that dogs are present in the outdoor area.
- _____3. The site plan shall be revised to include a note stating that use of the outdoor dog area shall be prohibited after 5 PM.
- _____4. 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.
- _____5. Payment of all applicable fees, including any outstanding consulting fees.
- _____6. The applicant shall submit to the Planning Board Secretary one set of electronic 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)

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

Other Conditions:

1. No more than 10 dogs shall be in the outdoor area at any one time.
2. On-site staff shall be present at the outdoor area at all times that dogs are present in the outdoor area.
3. Use of the outdoor dog area shall be prohibited after 5 PM.
4. Compliance with all applicable local laws and ordinances of the Town of North Castle and any conditions attached to permits issued thereunder.

