



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

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PLANNING BOARD
Christopher Carthy, Chair

RESOLUTION

Action:	Site Plan Approval
Application Name:	12 Labriola Ct Change of Use [2022-027]
Owner:	Herlew Realty, LLC
Applicant:	Holderness & Bourne, LLC
Designation:	107.04-2-22
Zone:	RELIP Zoning District
Acreage:	5.32 -acres
Location:	12 Labriola Court
Approval Date:	August 1, 2022
Date of Expiration:	August 1, 2023

WHEREAS, Holderness and Bourne is seeking to consolidate and relocate their corporate, warehouse and manufacturing facilities to this site; and

WHEREAS, minimal changes are proposed to the site; and

WHEREAS, the most significant change is the proposed addition of a new small manufacturing component (clothing embroidery) as compared to the existing office and warehouse uses; and

WHEREAS, in addition, a new freestanding sign is proposed adjacent to Labriola Ct.; and

WHEREAS, a site plan application has been submitted depicting the interior renovation of the existing building along with a proposed change in use from office/warehouse to office/warehouse/manufacturing; and

WHEREAS, the requisite fee was paid; and

WHEREAS, the application consists of the following plans:

- Plan labeled "AS-1.0," entitled "Architectural Site Plan and General Notes," dated May 20, 2022, last revised July 11, 2022, prepared by CPG Architects.
- Plan labeled "AS-1.0," entitled "Architectural Site Plan Details," dated May 20, 2022, last revised July 11, 2022, prepared by CPG Architects.
- Plan entitled "Floor Plans," dated July 11, 2022, prepared by CPG 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 Chief of Police, Fire Inspector and the Armonk Fire Chief so that they may make any pertinent recommendations to the Planning Board including, but not limited to, emergency vehicle access or any other issue deemed important to providing emergency services; and

WHEREAS, emergency services providers did not submit any comments to the Planning Board; and

WHEREAS, the site plan was forwarded to the Westchester County Planning Board on May 10, 2022 pursuant to Section 239-m of New York State General Municipal Law since the site is located within 500 feet of NYS Route 22; and

WHEREAS, the Town has not received a response from Westchester County; and

WHEREAS, the site does not contain the minimum required amount of off-street parking; and

WHEREAS, the Applicant obtained the required 53 space off-street parking variance from the Zoning Board of Appeals on July 7, 2022; and

WHEREAS, a duly advertised public hearing was conducted on August 1, 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 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 contains a 30-yard dumpster for refuse disposal. However, the open dumpster does not conform to the minimum standards of Section 355-15.O of the Town Code. The site plan shall be revised so that the dumpster is enclosed, fireproof and prevent blowing away of debris to the satisfaction of the Planning Department.

- _____2. Payment of all applicable fees, including any outstanding consulting fees.

- _____3. The applicant shall submit to the Planning Board Secretary 1 PDF 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. The submission of a complete set of building plans for review and approval by the Town Building Inspector prior to the issuance of a building permit.

- _____3. Payment of all outstanding fees, including professional review fees.

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. 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

Herlew Realty, LLC, LLC

Holderness & Bourne, LLC

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

Date Valerie B. Desimone, Planning Board Secretary

Certified as Approved by the North Castle Planning Board

KELLARD SESSIONS CONSULTING P.C.
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, Chair