

**STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT**

June 19, 2023



APPLICATION NUMBER - NAME  
#2023-022 – 386 Main Street Amended Site  
Development Plan Approval

SBL  
108.03-1-6

MEETING DATE  
June 26, 2023

PROPERTY ADDRESS/LOCATION  
386 Main Street, Armonk

**BRIEF SUMMARY OF REQUEST**

**Proposed new freestanding sign.**



PENDING ACTION:       Plan Review       Town Board Referral       Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
CB-A2	Shopping Center	Downtown Commercial	Proposed new freestanding sign	0.69 acres

**PROPERTY HISTORY**

1971 – Major renovation with parking upgrades, new walls, updated interior

**COMPATIBILITY with the COMPREHENSIVE PLAN**

Avoid expansion of the existing retail areas in Town, focusing on enhancing them through transportation improvements, landscaping and beautification, strong site design and targeted infill housing as appropriate.

**STAFF RECOMMENDATIONS**

1. The Applicant should be directed to address all outstanding staff and consultant’s comments.
2. The project is compatible with the Comprehensive Plan.
3. Once all staff and consultant’s comments are addressed, the Planning Board should give consideration to approving the requested permits.

<p><u>Procedural Comments</u></p> <ol style="list-style-type: none"> <li>1. The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).</li> <li>2. A Public Hearing for the proposed site plan will need to be scheduled.</li> <li>3. The application for site plan approval requires referral to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML). This referral is required because the subject site is located within 500 feet of NYS Route 128.</li> <li>4. Pursuant to Section 355-16 of the Town Code, the proposed sign will need ARB approval.</li> </ol>	<p><u>Staff Notes</u></p>
<p><u>General Comments</u></p> <ol style="list-style-type: none"> <li>1. The Planning Department does not have any concerns with the proposed freestanding sign location.</li> <li>2. The ARB will need to consider the proposed freestanding sign requirements identified in Section 355-16 of the Town Code with respect to sign size and design.</li> </ol>	