



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

PLANNING BOARD
Christopher Carthy, Chair

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RESOLUTION

Action: Site Plan Approval – Change of Use
Project Name: Hott Blow-dry – Change of Use - Site Development Plan Approval [2023-024]
Applicant: Lia Hakim
Owner: Eden Enterprises, LLC
Designation: 108.01-6-22
Zone: CB-A2
Acreage: 2.94 acres
Location: 450 Main Street, Armonk
Date of Approval: October 23, 2023
Expiration Date: October 23, 2024 (1 Year)

WHEREAS, the Applicant is seeking approval for a change of use of 2,516 s.f. of retail space to salon; and

WHEREAS, the property is approximately 2.94 acres in size and lies within the CB-A2 zoning district; and

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

- Plan labeled “S-1,” entitled “Site Plan,” dated June 13, 2023, prepared by Joseph R. Crocco Architects.
- Plan labeled “A-1,” entitled “Floor Plan,” dated June 13, 2023, prepared by Joseph R. Crocco Architects.

WHEREAS, in 2012, the Planning Board approved the conversion of the former A&P space to a CVS and associated shopping center improvement; and

WHEREAS, that site plan required the provision of 160 off-street parking spaces and 160 off-street parking spaces were provided with 25 of the spaces being landbanked; and

WHEREAS, the site plan depicted a retail space where the salon is now proposed; and

WHEREAS, the retail space required 1 space for every 200 square feet of gross floor area ($2,516/200 = 12.58$ spaces); and

WHEREAS, the proposed salon requires 1 space for every 100 square feet of gross floor area ($2,516/100 = 25.16$ spaces); and

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WHEREAS, therefore, 172.58 (173) off-street parking spaces are required; and

WHEREAS, the Applicant secured the required 13 space off-street parking variance from the Zoning Board of Appeals on September 7, 2023; and

WHEREAS, the application for site plan approval was sent to the Westchester County Planning Board pursuant to § 239-m of New York State General Municipal Law (GML) as a “notification only” referral on July 11, 2023; and

WHEREAS, on October 23, 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 application, at which time all those wishing to be heard with respect to the site plan were given an opportunity to be heard; 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. Plan S-1 shall be revised to change the use of the 2,516 s.f. space from “vacant” to “salon” to the satisfaction of the Planning Department.

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- _____2. The submitted site plan shall be revised to depict all of the previously approved off-street parking spaces (160), including all previously approved landbanked parking spaces to the satisfaction of the Planning Department.
- _____3. Payment of all applicable fees, including any outstanding consulting fees.
- _____4. 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.

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.)

- _____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.
- 2. Any new signs or modification to existing signage will require review and approval from the Architectural Review Board.

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

Date

Lia Hakim, Applicant

Date

Eden Enterprises, LLC, Owner

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

Date

Joseline Huerta, 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