



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

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

PLANNING BOARD
Christopher Carthy, Chair

RESOLUTION

Action:	Site Plan Approval
Project Name:	606 N. Broadway [2024-001] – Site Development Plan
Applicant/Owner:	Silver Lake Realty Corp.
Designation:	122.20-1-10
Zone:	CB
Acreage:	0.04 acres
Location:	606 N. Broadway, North White Plains
Date of Approval:	February 26, 2024
Expiration Date:	February 26, 2025 (1 Year)

WHEREAS, the Applicant is seeking legalization of a site plan for 606 N. Broadway; and

WHEREAS, this property is associated with 600 N. Broadway and located within the Town of North Castle and the City of White Plains; and

WHEREAS, the North Castle Building Inspector has indicated that the City of White Plains has delegated site plan approval to the Town of North Castle; and

WHEREAS, the property is approximately 0.04 acres in size and lies within the CB zoning district; and

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

- Plan labeled “A-1,” entitled “Site Plan,” dated May 27, 2023, last revised August 15, 2023, prepared by James Fleming, Architect.

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) (notification only) on January 23, 2024; and

WHEREAS, the public hearing notice was sent to the City of White Plains City Clerk pursuant to § 239-nn of New York State General Municipal Law (GML) since the subject site is located within 500 feet of the City of White Plains; and

WHEREAS, on February 26, 2024, 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

WHEREAS, the Applicant is proposing to provide off-street parking on the adjacent 600 N. Broadway parcel located in the Town of North Castle and the City of White Plains; and

WHEREAS, pursuant to Section 355-56.A(1)(a) of the Town Code, off-street parking and loading spaces required for structures or land uses on two or more adjacent lots may be provided in a single common facility on one or more of said lots, provided that the total amount of parking and loading facilities shall be the sum of the requirements of each individual use; and

NOW THEREFORE BE IT RESOLVED, that the Planning Board permits off street parking for 606 N. Broadway to be provided at 600 N. Broadway; and

BE IT FURTHER 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. The submitted off-street parking calculations are not clear for the Town of North Castle. It appears that 1,200 s.f. of gross floor area is located in the Town of North Castle. The chart breaks that 1,200 s.f. space into retail and business. The Town does not have a “business” use and associated off-street parking requirement. The 1,200 s.f. shall be categorized as retail space with corresponding 1 space for every 200 s.f. of retail space to the satisfaction of the Planning Department.

- _____2. The submitted off-street parking calculation table shall be revised to update the “required” column to also include the required amount of parking (in addition to the formula) to the satisfaction of the Planning Department. In this case 1,200 s.f. of retail requires six off street parking spaces.
- _____3. The submitted off-street parking calculation table shall be revised to update the City of White Plains use and parking requirements to the satisfaction of the Planning Department. The Applicant shall confirm that the entire 15,000 s.f. is being utilized as office space. If so, the “required” column shall indicate that 45 spaces are required for this use.
- _____4. The submitted off-street parking calculation table shall be revised, to the satisfaction of the Planning Department, to depict that the total required spaces for 600 and 606 N. Broadway would be $NC (6) + WP (45) = 51$ off-street parking spaces where 55 spaces are provided.
- _____5. The site plan shall be revised to include a signature block for the City of White Plains. The block shall state “City of White Plains Site Plan Jurisdiction Waived.”
- _____6. The Applicant shall submit floor plans that label existing and proposed uses within the buildings to the satisfaction of the Planning Department.
- _____7. The site plan should be revised to demonstrate that the existing off-street parking layout meets the minimum size requirements identified in Section 355-56 of the Town Code with respect to parking stall size and aisle width to the satisfaction of the Town Engineer.
- _____8. The Applicant shall execute a legal instrument satisfactory to the Town Attorney assuring the continued existence and use of parking spaces in connection with the land uses and structures they serve at 606 N. Broadway at the 600 N. Broadway site. Such instrument shall also guarantee that, upon the termination of such joint use, each individual participant will provide off-street parking facilities for its own use in accordance with all requirements of the Town Code.
- _____9. The site plan shall include, to the satisfaction of the Planning Department, a dumpster location and enclosure detail for review.
- _____10. The site plan shall depict existing parking lot lighting. All lighting shall be compliant with Section 355-45.M of the Town Code to the satisfaction of the Planning Department.

- _____ 11. Payment of all applicable fees, including any outstanding consulting fees.
- _____ 12. 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 City of White Plains shall sign the site plan stating “City of White Plains Site Plan Jurisdiction Waived” to the satisfaction of the Planning Department and Building Department.
- _____ 2. The approved site plan shall be signed by both the Planning Board Chair and Town Engineer.
- _____ 3. 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.

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

Date

Silver Lake Realty Corp.

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

Date

Adam R. Kaufman, AICP
Director of Planning

KSCJ 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