



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

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**PLANNING BOARD  
Christopher Carthy, Chair**

**R E S O L U T I O N**

<b>Action:</b>	Site Plan Approval
<b>Application Name:</b>	490 Main Street Lighting Upgrades [2020-047]
<b>Owner/Applicant:</b>	Peoples West Saving Bank
<b>Designation:</b>	108.01-6-17
<b>Zone:</b>	CB Zoning District
<b>Acreage:</b>	Approximately 1.27 acres
<b>Location:</b>	490 Main Street
<b>Date of Approval:</b>	December 14, 2020
<b>Expiration Date:</b>	December 14, 2021 (1 Year)

WHEREAS, the Town of North Castle Planning Board received an application for the installation of new concrete light bases and light poles, replacement of the existing wall/canopy light fixtures and the addition of new wall light fixtures at the existing Wells Fargo bank; and

WHEREAS, the property is located within the CB Zoning District; and

WHEREAS, the proposed new lighting plan requires amended site plan approval by the Planning Board; and

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

- Plan labeled "C1," entitled "Lighting Plan – Site Notes," dated February 14, 2020, last revised November 23, 2020, prepared by Independence Engineering, LLC.
- Plan labeled "C2," entitled "Lighting Plan – Site," dated February 14, 2020, last revised November 23, 2020, prepared by Independence Engineering, LLC.
- Plan labeled "C3," entitled "Lighting Plan – ATM Compliance," dated February 14, 2020, last revised November 23, 2020, prepared by Independence Engineering, LLC.
- Plan labeled "C4," entitled "Lighting Details," dated February 14, 2020, last revised November 23, 2020, prepared by Independence Engineering, LLC.
- Plan labeled "C5," entitled "Lighting Details," dated February 14, 2020, last revised November 23, 2020, prepared by Independence Engineering, LLC.
- Plan labeled "C6," entitled "Lighting Details," dated February 14, 2020, last revised November 23, 2020, prepared by Independence Engineering, LLC.
- Plan labeled "E101," entitled "Site Electric Plan," dated February 14, 2020, last revised November 23, 2020, prepared by Independence Engineering, LLC.
- Plan labeled "S101," entitled "Pole Detail & Calculations," dated February 14, 2020, last revised November 23, 2020, prepared by Independence Engineering, LLC.

- Plan labeled “LU-1,” entitled “General Notes,” undated, prepared by GMR Facility Analysis and Engineering.
- Plan labeled “LU-2,” entitled “Luminaire Schedule,” undated, prepared by GMR Facility Analysis and Engineering.
- Plan labeled “LU-3,” entitled “Overall Site Plan,” undated, prepared by GMR Facility Analysis and Engineering.
- Plan labeled “LU-3a,” entitled “Site Plan Enlargement,” undated, prepared by GMR Facility Analysis and Engineering.
- Plan labeled “LU-4,” entitled “Full Site Photometrics Plan,” undated, prepared by GMR Facility Analysis and Engineering.
- Plan labeled “LU-5,” entitled “Fixture Removal & Dimensioning Plan,” undated, prepared by GMR Facility Analysis and Engineering.
- Plan labeled “LU-6,” entitled “ATM Compliance Area Photometrics Plan,” undated, prepared by GMR Facility Analysis and Engineering.

WHEREAS, the application for site development plan approval was referred to the Westchester County Planning Board pursuant to Section 239 L, M and N of the New York State General Municipal Law and Section 277.61 of the County Administrative Code on November 12, 2020; and

WHEREAS, the site plan was forwarded to the Chief of Police, Fire Inspector and the Banksville Fire Chief so that they may make any pertinent recommendations with respect to the designation of no-parking zones, emergency vehicle access or any other issue deemed important to providing emergency services; and

WHEREAS, the Planning Board, conducted a public hearing on December 14, 2020, pursuant to § 355-44 of the North Castle Code, 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, the application for site plan approval shall be and is hereby conditionally approved, subject to the following conditions and modifications; and

BE IT FURTHER RESOLVED that, this site plan 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 plans shall be revised to contain the seal and signature of the professional preparing the plans to the satisfaction of the Planning Department.
- \_\_\_\_\_ 2. 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.
- \_\_\_\_\_ 3. Payment of all applicable fees, including any outstanding consulting fees.
- \_\_\_\_\_ 4. The applicant shall submit to the Planning Board Secretary two sets of plans (with required signature block at lower right corner of 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 Planning Board Secretary's initials and date shall be placed in the space below to indicate that the condition has been satisfied.)*

- \_\_\_\_\_ 1. The applicant shall submit an engineering inspection fee equal to 3% of the estimated cost of construction.
- \_\_\_\_\_ 2. The approved site plan shall be signed by both the Planning Board Chair and Town Engineer.
- \_\_\_\_\_ 3. 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.
- \_\_\_\_\_ 4. 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. The submission to the Town Building Inspector of an "As Built" site plan.
- \_\_\_\_\_2. Payment of all outstanding fees, including professional review fees.

**Other Conditions:**

1. Prior to the start of construction and throughout the construction period, area of disturbance lines shall be clearly delineated in the field with snow fence or another demarcation acceptable to the Building Department and Town Engineer, which shall be placed around the entire proposed construction area. Except as necessary to provide mitigation plantings, no encroachment beyond these limits by workers or machinery shall be permitted.
2. Grading and clearing and other construction-related activities shall take place only within the delineated area of disturbance lines. These area of disturbance lines represent the maximum limits of construction activities. Every attempt shall be made to further reduce grading and clearing activities within the area of disturbance lines by maintaining natural vegetation and topography wherever practicable.
3. Prior to the commencement of any site work, the Applicant shall stake the location of the proposed construction for inspection and approval by the Building Department and Town Engineer.
4. All soil erosion and sedimentation control measures shown on this plan shall be in place prior to the start of any site work. The Building Department and Town Engineer shall have inspected the installation of all required soil erosion and sedimentation control measures prior to the authorization to proceed with any phase of the site work.
5. Throughout the construction period, a qualified professional retained by the Applicant shall, on at least a weekly basis, prior to any predicted rain event and after any runoff-producing rain event, inspect the soil erosion and sedimentation control measures to ensure their proper functioning. Soil shall be removed from the silt fence when bulges develop in the fence in accordance with Westchester County recommendations. Records shall be kept onsite and made available for review by Town personnel. Inspections shall be in accordance with the NYSDEC Phase II regulations.

6. If the Applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, or any other unusual circumstances or conditions that were not foreseen in the original planning, he shall report such conditions immediately to the Building Department and Town Engineer. The Applicant may submit, if he so desires, his recommendations as to the special treatment to be given such areas to secure adequate, permanent and satisfactory construction. The Building Department, without unnecessary delay, shall investigate the condition or conditions, and shall either approve the Applicant's recommendations to correct the conditions, order a modification thereof, or issue his own specifications for the correction of the conditions. In the event of the Applicant's disagreement with the decision of the Building Department, or in the event of a significant change resulting to the site plan or any change that involves the wetlands regulated areas, the matter shall be decided by the Planning Board. Any such conditions observed by the Planning Board or its agents shall be similarly treated.
7. Compliance with all applicable local laws and ordinances of the Town of North Castle and any conditions attached to permits issued thereunder.
8. The applicant shall provide sedimentation and erosion control measures to the satisfaction of the Town Engineer and in accordance with the measures set forth in the Westchester County Best Management Practices for Construction and Related Activities.
9. All landscaping shown on this plan shall be maintained in a vigorous growing condition throughout the duration of the use. All plants not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Peoples West Saving Bank

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Valerie 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, Chairman