



July 1, 2024

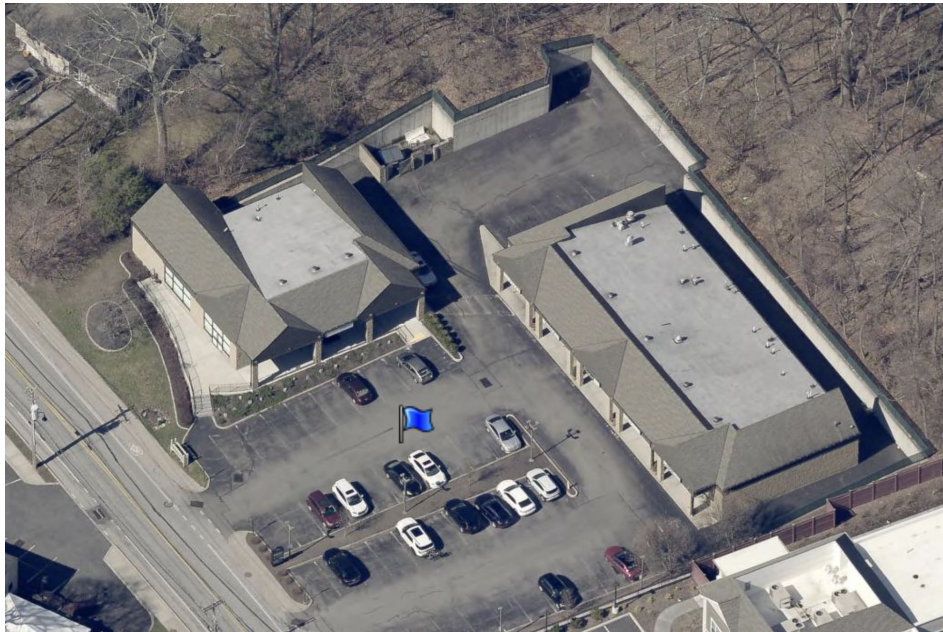
Ms. Carolyn Stevens, Chairperson
Planning Board & Board of Architectural Review
Town of Ossining
John-Paul Rodriguez Operations Center
101 Route 9A
Ossining, New York 10562

RE: 549 North State Road, Briarcliff Manor
(S/B/L: 90.15 – 1 – 44, Zoning District: “ GB ”)

Dear Ms. Stevens and Honorable Members of the Planning Board,

As it relates to the aforementioned property/project location, we appear before your board this evening on behalf of our Client, *North State Development Group, Inc. (Mr. Angelo Fabbri)* and his tenant, who seeks to renovate (Tenant Fit-Out) an existing retail store withing the shop plaza known as 549 Briarcliff Plaza.

The Plaza currently contains two structures and is improved by 51 parking spaces and landscaped grounds. The larger structure (6500 Sq. Ft.) has 5 retail stores. The second (3,700 Sq. Ft.) structure was previously used as a Fitness Center/Gym. and it will be fit-out for use as a food establishment. The restaurant will have a capacity for 78 seats and will mostly operate as a dining establishment with a reduced lunch menu.



100 Executive Boulevard-Suite #204-Ossining-New York-10562-Info@arqpc.com
(914) 944-3377(O) – (866) 567-6240 (F)

The Plaza is over 25 years old. It was approved (Site Plan Approval signed on September 17, 1996) in 1996 and constructed the following year. No exterior changes to the building and/or site plan are requested at this time with the exception of: A) Adding a 8x8 walkin-box at the rear of the Building and B) we are requesting the Planning Board to reduce the total required parking spaces as per #200-29(A) (7)-Combined Spaces. Our proposed tenant for Building #A peak parking demand will be during dining hours which is when Building #B (currently occupied by 5 retail stores- service oriented) are mostly not in operation. Therefore, we are requesting a parking a reduction of 9 parking spaces (35% reduction)



Thank you in advance for your consideration. Should you have any additional questions or comments, please feel free to contact our office at your earliest convenience.

Sincerely,



Jorge B. Hernandez, R.A.
President

Cc: Job File No.: 24-068