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**PLANNING BOARD**  
Christopher Carthy, Chair

## **RESOLUTION**

**Action:** Site Development Plan, Steep Slope Permit and Tree Removal Permits – Fourth Extension of Time  
**Application Name:** IBM Parking Lot Expansion [17-017]  
**Applicant:** International Business Machines Corporation (IBM)  
**Designation:** 108.03-1-62  
**Zone:** OB (Office Business) Zoning District  
**Acreage:** 81.64 acres  
**Location:** 1 North Castle Drive  
**Original Date of Approval:** February 26, 2018 [Amended April 23, 2018]  
**Original Expiration Date:** February 26, 2019 (1 Year)  
**First Extension Approval Date:** February 11, 2019  
**Second Extension Approval Date:** February 10, 2020  
**Third Extension Approval Date:** March 8, 2021  
**Fourth Extension Approval Date:** February 28, 2022  
**Extension Approval Expiration:** February 26, 2023 (1 Year)

WHEREAS, the Applicant is proposing the construction of 437 additional parking spaces, increasing the number of on-site parking spaces on the site from 1,223 to 1,660; and

WHEREAS, 409 parking spaces will be located at the south side of the building and 28 spaces will be provided at the building entry roadway; and

WHEREAS, the site plan also depicts the realignment of the loading dock roadway on north side of building and modification to Parking Lot F access roadway, to accommodate truck turning movements; and

WHEREAS, the plan also contemplates the construction of a 2,240 SF outdoor patio area on the east side of the building; and

WHEREAS, the project will be constructed in phases as identified on the submitted site plans; and

WHEREAS, the property is 81.64 acres and is located at 1 North Castle Drive within the OB Zoning District; and

WHEREAS, the original resolution of approval was set to expire on February 26, 2019 and the Applicant has not yet met all of the conditions of such approval; and

WHEREAS, the Applicant had requested an extension of time in which to complete all conditions of approval; and

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WHEREAS, on February 11, 2019 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

WHEREAS, the first extension of time resolution was set to expire on February 26, 2020 and the Applicant has not yet met all of the conditions of such approval; and

WHEREAS, the Applicant had requested an extension of time in which to complete all conditions of approval; and

WHEREAS, on February 10, 2020 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

WHEREAS, the second extension of time resolution was set to expire on February 26, 2021 and the Applicant had not yet met all of the conditions of such approval; and

WHEREAS, the Applicant had requested an extension of time in which to complete all conditions of approval; and

WHEREAS, on March 8, 2021 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

WHEREAS, the third extension of time resolution is set to expire on February 26, 2022 and the Applicant has not yet met all of the conditions of such approval; and

WHEREAS, the Applicant has requested an extension of time in which to complete all conditions of approval; and

WHEREAS, on February 28, 2022 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

NOW, THEREFORE, BE IT RESOLVED, that the request for an extension of time is granted; and

BE IT FURTHER RESOLVED, that all conditions of the resolution of Site Plan, Steep Slopes and Tree Removal Permit Approvals dated February 26, 2018 [Amended April 23, 2018] shall remain valid and in full force and effect.