



TOWN OF NORTH CASTLE
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PLANNING BOARD
Christopher Carthy, Chair

RESOLUTION

Action: Site Development Plan, Steep Slope Permit and Tree Removal Permits – Third 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
Extension Approval Expiration: February 26, 2022 (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 has 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 is set to expire on February 26, 2021 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 March 8, 2021 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.