

April 10 2023

Via Email

Christopher Carthy, Chairman
Town of North Castle Planning Board
17 Bedford Road
Armonk, NY 10504

***Re: Basis Industrial Acquisitions LLC
Extension Request – BaySpace Armonk
100 Business Park Drive (108.03-1-51) (“Property”)***

Dear Chairman Carthy and Members of the Planning Board:


This firm represents Basis Industrial Acquisitions LLC (“Applicant”), the owner of the above-referenced Property. The Applicant seeks to extend the existing Site Plan, Tree Removal, and Wetland Permit Approvals (“Approvals”) issued on May 24, 2021 in connection with the proposed construction of a 74,850 square foot warehouse with associated parking and landscaping improvements on the Property. As you know, the Applicant is currently processing an Amended Site Plan Application before your Board, as well as an Application for Area Variances before the Zoning Board of Appeals (“ZBA”).

The Approvals are currently set to expire on May 24, 2023. Accordingly, the Applicant is seeking a one-year extension of the Approvals while it pursues amended approvals from the Planning Board and ZBA. The Applicant respectfully requests placement on your Board’s April 24, 2023 meeting agenda.

If you have any questions or concerns, please do not hesitate to contact us.

Respectfully Submitted,

ZARIN & STEINMETZ LLP


Kory Salomone
Kasey Brenner

cc: Anthony Scavo
Paul R. Sysak, RLA, ASLA
Paul Dumont, P.E.
Marino Velarde
Chris Michalek
Roland Baroni, Esq.



TOWN OF NORTH CASTLE PLANNING BOARD

Telephone (914) 273-3000
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REQUEST FOR EXTENSION OF TIME

INSTRUCTIONS: Complete this form and submit it to the Planning Department with the required fee. The Board reserves the right to request additional information if necessary to properly evaluate this request. A \$200.00 application fee, payable to the Town of North Castle, is required for the first extension from the date of expiration with an additional \$100.00 increase for each additional term, maximum of \$1,000.00 per year.

Note: It is expected that conditions be satisfied in an expeditious manner. The granting of a time extension by the Planning Board is discretionary. Fees are non-refundable.

TYPE OF APPLICATION:

Site Plan Subdivision Special Permit

APPROVAL INFORMATION:

Project Name: 100 Business Park Drive Parcel ID 108.03-1-51 Project # 2021-016

Original Approval Date: May 24, 2021 Last Expiration Date: May 24, 2023

Street Address: 100 Business Park Drive

Current Owner of Record: Basis Industrial Acquisitions LLC

CONDITION(S) OF APPROVAL NOT MET:

Signing of Plans Obtain Building Permit

EXPLANATION FOR FAILURE TO MEET CONDITION(S) OF APPROVAL WITHIN SPECIFIED PERIOD OF TIME. DETAIL PROGRESS TOWARD COMPLETION OF CONDITIONS:

Please see enclosed cover letter.

ANTICIPATED DATE OF COMPLETION: Dependent upon outcome of Amended Site Plan Application

AUTHORIZATION

I, the owner, hereby authorize the Planning Department and the Planning Board to enter the subject parcel to review the pending extension of time request. Town employees are also authorized to enter the premises to ascertain compliance with zoning and other building laws, regulations and ordinances.

Signed: _____