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PLANNING BOARD
Christopher Carthy, Chair

R E S O L U T I O N

Action:	Final Subdivision Plat Approval – Extension of Time
Application Name:	8 Cole Drive/24 Davis Drive [2020-028]
Owner/Applicant:	Nazar Massouh & Pudding Pie II LLC
Designation:	94.01-1-8 & 94.02-1-9
Zone:	R-2A Zoning District
Acreage:	16.652 acres (total)
Location:	8 Cole Drive & 24 Davis Drive
Original Date of Approval:	September 27, 2021
Original Expiration Date:	March 26, 2022 (180 Days)
Extension of Time Date:	March 28, 2022
Ext of Time Exp Date:	June 24, 2022 (90 Days)

WHEREAS, application dated July 11, 2020 for preliminary subdivision plat approval was submitted to the Planning Board and the application fees were paid; and

WHEREAS, the application consists of the following drawings:

- Plan labeled “C-100,” entitled “Existing Conditions Plan,” dated July 13, 2020, last revised May 28, 2021, prepared by Provident Design Engineering, PLLC.
- Plan labeled “C-101,” entitled “Preliminary Plat,” dated July 13, 2020, last revised May 28, 2021, prepared by Provident Design Engineering, PLLC.
- Plan labeled “C-102,” entitled “Integrated Plot Plan,” dated July 13, 2020, last revised May 28, 2021, prepared by Provident Design Engineering, PLLC.
- Plan labeled “C-201,” entitled “Driveway Profile & Cross Sections,” dated March 8, 2021, last revised May 28, 2021, prepared by Provident Design Engineering, PLLC.
- Plan labeled “C-301,” entitled “Erosion Control Plan,” dated March 22, 2021, last revised May 28, 2021, prepared by Provident Design Engineering, PLLC.
- Plan labeled “D-101,” entitled “Details,” dated March 22, 2021, last revised May 28, 2021, prepared by Provident Design Engineering, PLLC.
- Plan labeled “L-1,” entitled “Mitigation Planting Plan,” dated July 10, 2020, last revised March 22, 2021, prepared by IQ Imbiano Quigley Landscape Architects.
- Plan labeled “L-2,” entitled “Details,” dated July 10, 2020, last revised March 22, 2021, prepared by IQ Imbiano Quigley Landscape Architects.
- Plan labeled “L-3,” entitled “Tree Removal Plan,” dated April 28, 2021, last revised April 28, 2021, prepared by IQ Imbiano Quigley Landscape Architects.

WHEREAS, the Applicant received approval for a lot line realignment that altered the existing common lot line between 8 Cole Drive and 24 Davis Drive by transferring 126,880 s.f. from 24 Davis Drive to 8 Cole Drive, resulting in 8 Cole Drive increasing in size to approximately 8.8 acres and 24 Davis Drive decreasing in size to approximately 7.8 acres; and

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

WHEREAS, the Applicant has requested a 90-day extension of time in which to complete all conditions of approval; and

WHEREAS, on March 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 Final Subdivision Approval dated September 27, 2021 shall remain valid and in full force and effect

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