

March 9, 2022

***[Via Email]***

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

**Re: Extension of Final Subdivision Plat Approval  
Lot Line Change  
8 Cole Dr. and 24 Davis Dr., Armonk New York**

Honorable Chairman and Members of the Planning Board:

As you know, this firm represents Nazar Massouh and Pudding Pie II LLC with respect to the above referenced subdivision. Your Board granted final subdivision plat approval on September 27, 2021. As set forth in the approval resolution, a number of conditions must be met prior to filing the plat. Since the approval, our consultants have been diligently working to satisfy these conditions. We anticipate filing the final Plat with the Westchester County Clerk-Division of Land Records in the next few weeks.

Pursuant to § 275-16(K) of the North Castle Town Code and § 276(7)(c) of the Town Law, conditional approval of a final plat expires 180 days after the date of the resolution granting such approval. The Planning Board may extend, for periods of ninety days each, the time in which a conditionally approved plat must be submitted for signature. The time within which to have the plat signed and filed is set to expire on March 26, 2022. To avoid expiration of the conditional final plat approval, we respectfully request a 90-day extension. Please place this matter on the next available Planning Board agenda for review and granting of the requested extension.

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

Very truly yours,



Kory Salomone



# TOWN OF NORTH CASTLE PLANNING BOARD

Telephone (914) 273-3000  
Fax (914) 273-3554

## 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: 8 Cole/24 Davis Parcel ID 94.01-1-8 & 94.01-1-9 Project # 2020/028

Original Approval Date: 09/27/2021 Last Expiration Date: 03/26/2022

Street Address: 8 Cole Drive & 24 Davis Drive

Current Owner of Record: Nazar Massouh and Pudding Pie II 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:

See attached letter.

ANTICIPATED DATE OF COMPLETION: April 2022

### 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: *Nazar Massouh*, as authorized agent