

**HOCHERMAN
TORTORELLA
& WEKSTEIN LLP**

Attorneys at Law
Geraldine N. Tortorella^(NY, CT)
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Henry M. Hocherman, Retired

June 21, 2023



Via Electronic Mail (akaufman@northcastleny.com & jhuerta@northcastleny.com)

Hon. Christopher Carthy, Chairman
and Members of the Planning Board
Town Hall Annex
17 Bedford Road
Armonk, New York 10504

Re: *Applications of 45 Hurlingham, LLC for Site Plan, Special Permit, Wetlands Permit and Tree Removal Permit Approvals to Construct a New Residence, Caretaker's Quarters, Driveway, Tennis Court, Dock and Related Utilities and Improvements*
Property: 26 (formerly 45) Hurlingham Drive, Town of North Castle
Tax Identification No.: Section 102.04, Block 1, Lot 26
Request for One-Year Extension

Dear Chairman Carthy and Members of the Planning Board:

As you know, this firm is counsel to 45 Hurlingham LLC in connection with its proposed improvements to the above-referenced property (the "Property"). By Resolution dated August 9, 2021 (the "Resolution"), your Board granted conditional Site Plan, Special Use Permit, Wetlands Permit and Tree Removal Permit Approvals (the "Approvals") for the construction of a residence, caretaker's quarters, detached BBQ pavilion, tennis court, patios, a dock and drainage improvements, and the upgrade of other existing improvements, on the Property. On August 1, 2022, the Board granted a one-year extension of the Approvals to August 9, 2023. Extensive screening along a neighboring property has been installed and construction of site work, the Caretaker's Quarters and the BBQ Pavilion is underway, but the project is significant and a building permit for the principal residence and dock have not yet been obtained or construction started. Nor have all tree removal and landscape planting associated with the construction been completed. Therefore, we believe the prudent course is to keep the Approvals in effect and we are writing to request a further one-year extension of them to and including August 9, 2024. This is our second request for an extension.

Your Board is authorized to grant the extension pursuant to Sections 308-20 (Tree Preservation), 340-5(H) (Wetlands and Watercourse Protection) and 355-26(H) (Residential Development Plan) of the Town Code.

Enclosed is a Request for Extension of Time form signed by our client. Payment of the fee, in the amount of \$300.00, is being made under separate cover by Mr. Phil van Geldern.



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Kindly schedule this request for consideration at the Board's next available meeting and let us know if an appearance is required or requested. Thank you for your courtesy.

Respectfully yours,

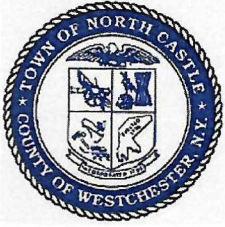
Hocherman Tortorella & Wekstein, LLP

By: 
Geraldine N. Tortorella

GNT:hc

Enclosure

cc: (via electronic mail with enclosure)
Robert Melillo, Building/Fire Inspector
Joseph Cermele, P.E., Consulting Town Engineer
Roland Baroni, Jr., Esq., Town Attorney
Mr. Jed Manocherian
Tasos Kokoris, AIA, RA, LEED AP
Mr. Phil van Geldern
Richard Regan, P.E.
Adam Cerini, Civil Engineer
Glenn Ticehurst, RLA, ASLA



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 Wetlands Permit and Tree Removal Permit

APPROVAL INFORMATION:

Project Name: 45 Hurlingham Drive Parcel ID 102.04-1-26 Project # 2020-046

Original Approval Date: August 9, 2021 Last Expiration Date: August 9, 2023

Street Address: 26 (formerly 45) Hurlingham Drive

Current Owner of Record: 45 Hurlingham, LLC

CONDITION(S) OF APPROVAL NOT MET:

Signing of Plans Obtain Building Permit for principal residence and dock. Some tree removal and landscaping associated with the Project still remains outstanding as well.

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

See Letter of Hocherman Tortorella & Wekstein, LLP, dated June 21, 2023, submitted herewith.

ANTICIPATED DATE OF COMPLETION: Hopefully by August 9, 2024 but it is too soon to predict.

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.

45 Hurlingham, LLC

Signed: _____

By: Woodbranch Manager, LLC

By: JED MANOCHERIAN, Authorized Signatory