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July 8, 2022

Via Electronic Mail (vdesimone@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: 45 Hurlingham Drive, Town of North Castle
Tax Identification No.: Section 102.04, Block 1, Lot 26*

Dear Chairman Carthy and Members of the Planning Board:

As you know, this firm is counsel to 45 Hurlingham LLC in connection with its application for approvals to improve 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. The Resolution provides, in part, that the Approvals expire "one (1) year after the date of this resolution unless all of the conditions and modifications identified below [in the resolution] have been substantially completed or an extension of time has been requested by the applicant or granted by the North Castle Planning Board." Our client believes that the conditions of the Approvals have been satisfied and is endeavoring to obtain the Chairman's signature on the Site Plan so that a building permit can be issued. We sincerely hope that these items will be completed and the building permit issued by the August 9th deadline but, because the date is so close, out of an abundance of caution, we are writing to request extension of the Approvals to and including August 9, 2023. This is the first request for an extension of the Approvals.

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.



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Kindly schedule this request for consideration at the Board's August 8, 2022 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

cc: *(via electronic mail)*
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