



**TOWN OF NORTH CASTLE**  
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**PLANNING BOARD**  
**Christopher Carthy, Chair**

## **RESOLUTION**

<b>Action:</b>	Final Subdivision Plat Approval – Fifth Extension of Time
<b>Application Name:</b>	162 Bedford Road [2021-007]
<b>Owner:</b>	154 Bedford Road LLC
<b>Applicant:</b>	Michael Fareri
<b>Designation:</b>	108.03-1-42
<b>Zone:</b>	R-MF-SS District
<b>Acreage:</b>	1.26 acres
<b>Location:</b>	162 Bedford Rd
<b>Original Date of Approval:</b>	June 14, 2021
<b>Original Expiration Date:</b>	December 11, 2021 (180 Days)
<b>1<sup>st</sup> Ext of Time Approval Date:</b>	November 8, 2021
<b>2<sup>nd</sup> Ext of Time Approval Date:</b>	March 28, 2022
<b>3<sup>rd</sup> Ext of Time Approval Date:</b>	June 27, 2022
<b>4<sup>th</sup> Ext of Time Approval Date:</b>	September 29, 2022
<b>5<sup>th</sup> Ext of Time Approval Date:</b>	November 28, 2022
<b>1<sup>st</sup> Ext of Time Exp. Date:</b>	March 11, 2022 (90 Days)
<b>2<sup>nd</sup> Ext of Time Exp. Date:</b>	June 9, 2022 (90 Days)
<b>3<sup>rd</sup> Ext of Time Exp. Date:</b>	September 7, 2022 (90 Days)
<b>4<sup>th</sup> Ext of Time Exp. Date:</b>	December 6, 2022 (90 Days)
<b>5<sup>th</sup> Ext of Time Exp. Date:</b>	March 6, 2022 (90 Days)

WHEREAS, application dated April 5, 2021 for preliminary subdivision plat approval was submitted to the Planning Board and the application fees were paid; and

WHEREAS, the subject application involves subdividing the existing 1.2602 acre lot into two lots each 0.6303 acres; and

WHEREAS, the proposed subdivision will result in the creation of 1 new building lot; and

WHEREAS, both lots are located within the R-MF-SS Zoning District; and

WHEREAS, the original resolution was set to expire on December 11, 2021 and the Applicant had not yet met all of the conditions of such approval; and

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

WHEREAS, on November 8, 2021 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

WHEREAS, the first extension of time was set to expire on March 11, 2022 and the Applicant had

not yet met all of the conditions of such approval; and

WHEREAS, the Applicant had 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

WHEREAS, the second extension of time was set to expire on June 9, 2022 and the Applicant has not yet met all of the conditions of such approval; and

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

WHEREAS, on June 27, 2022 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

WHEREAS, the third extension of time was set to expire on September 7, 2022 and the Applicant had not yet met all of the conditions of such approval; and

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

WHEREAS, on September 29, 2022 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

WHEREAS, the fourth extension of time is set to expire on December 6, 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 November 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 June 14, 2021 shall remain valid and in full force and effect.