



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
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PLANNING BOARD
Christopher Carthy, Chair

RESOLUTION

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

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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 is 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 has 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

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.