



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

RESOLUTION

Action: Final Subdivision Plat Approval – Second 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)
Amended Date: November 8, 2021
Extension of Time Date: March 28, 2022
Amended Exp. Date: March 11, 2022 (90 Days)
2nd Ext of Time Exp. Date: June 9, 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 application consists of the following drawings:

- Plan entitled “Preliminary Subdivision Map,” dated May 31, 2021, prepared by Ward Carpenter Engineers, Inc.

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 is set to expire on March 11, 2022 and the Applicant has not yet met all of the conditions of such approval; and

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WHEREAS, the Applicant has 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

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.