



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

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R E S O L U T I O N

Action: Final Conservation Subdivision Plat Approval, Steep Slope Permit and Tree Removal Permit – Extension of Time

Application Name: Hidden Oak Subdivision - McKenna

Owner/Applicant: Mckenna Custom Homes Inc.

Designation: 107.01-1-32

Zone: R-2A (Residential, 2 Acre Minimum Lot Size) District

Acreage: 7.69 acres

Location: Hidden Oak Road

Original Date of Approval: September 13, 2021

Original Expiration Date: March 12, 2022 (180 Days)

Extension of Time Date: March 28, 2022

Ext of Time Exp Date: June 10, 2022 (90 Days)

WHEREAS, applications dated August 5, 2021 for final subdivision plat, tree removal and steep slopes permit approvals were submitted to the Planning Board; and

WHEREAS, the application consists of the following drawings:

- Plan entitled “Preliminary Plat,” dated October 6, 2016, prepared by Welsh Engineering & Land Surveying, P.C.
- Plan labeled “CS-1,” entitled “Cover Sheet,” dated July 15, 2014, last revised March 20, 2020, prepared by ALP Engineering & Landscape Architecture, PLLC and Evans Associates, Environmental Consulting, Inc.
- Plan labeled “S-1,” entitled “Subdivision Layout Plan,” dated July 15, 2014, last revised March 3, 2020, prepared by ALP Engineering & Landscape Architecture, PLLC and Evans Associates, Environmental Consulting, Inc.
- Plan labeled “S-2,” entitled “Grading & Utilities Plan,” dated July 15, 2014, last revised March 20, 2020, prepared by ALP Engineering & Landscape Architecture, PLLC and Evans Associates, Environmental Consulting, Inc.
- Plan labeled “S-3.1,” entitled “Phase 1: Erosion & Sediment Control Plan/Tree Removal and Protection Plan,” dated July 15, 2014, last revised March 20, 2020, prepared by ALP Engineering & Landscape Architecture, PLLC and Evans Associates, Environmental Consulting, Inc.
- Plan labeled “S-3.2,” entitled “Phase 2: Erosion & Sediment Control Plan/Tree Removal and Protection Plan,” dated July 15, 2014, last revised March 20, 2020, prepared by ALP Engineering & Landscape Architecture, PLLC and Evans Associates, Environmental Consulting, Inc.
- Plan labeled “S-4,” entitled “Slopes Map,” dated July 15, 2014, last revised March 20, 2020, prepared by ALP Engineering & Landscape Architecture, PLLC and Evans Associates, Environmental Consulting, Inc.

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- Plan labeled “S-5,” entitled “Landscape Plan,” dated July 15, 2014, last revised March 20, 2020, prepared by ALP Engineering & Landscape Architecture, PLLC and Evans Associates, Environmental Consulting, Inc.
- Plan labeled “DE-1,” entitled “Construction Details/Subdivision Road Profile,” dated July 15, 2014, last revised March 20, 2020, prepared by ALP Engineering & Landscape Architecture, PLLC and Evans Associates, Environmental Consulting, Inc.
- Plan labeled “DE-2,” entitled “Construction Details,” dated May 30, 2014, last revised March 20, 2020, prepared by ALP Engineering & Landscape Architecture, PLLC and Evans Associates, Environmental Consulting, Inc.
- Plan labeled “DE-3,” entitled “Subdivision Road and Driveway Profiles,” dated November 17, 2014, last revised March 20, 2020, prepared by ALP Engineering & Landscape Architecture, PLLC and Evans Associates, Environmental Consulting, Inc.
- Plan labeled “DE-4,” entitled “Construction Details/Erosion Control Notes,” dated April 9, 2015, last revised March 20, 2020, prepared by ALP Engineering & Landscape Architecture, PLLC and Evans Associates, Environmental Consulting, Inc.
- Plan labeled “DE-5,” entitled “Construction Details/Maintenance Plan,” dated August 25, 2015, last revised March 20, 2020, prepared by ALP Engineering & Landscape Architecture, PLLC and Evans Associates, Environmental Consulting, Inc.
- Plan labeled “IPP-1,” entitled “Integrated Plot Plan,” dated May 15, 2013, last revised September 6, 2016, prepared by Campbell Engineering.
- Plan labeled “D-1,” entitled “3 Lot Subdivision Site Plan Profiles & Details,” dated August 29, 2015, last revised August 3, 2016, prepared by Campbell Engineering.
- Plan labeled “D-2,” entitled “3 Lot Subdivision Site Plan Details,” dated January 9, 2016, last revised August 3, 2016, prepared by Campbell Engineering.

WHEREAS, the Applicant obtained approval for a three-lot residential subdivision in the R-2A Zoning District; and

WHEREAS, the resolution is set to expire on March 12, 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 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 September 13, 2021 shall remain valid and in full force and effect