



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

RESOLUTION

Action:	Final Subdivision Plat Approval – Extension of Time
Application Name:	2 Massaro Court Lot Line Change [2023-002]
Owner/Applicant:	Bernardo & Filomena Luciano
Designation:	122.12-3-8.4, 122.12-3-8.2, 122.12-3-8.3 & 122.12-3-8.1
Zone:	R-2F Zoning District
Acreage:	1.55 acres (total)
Location:	2, 4 and 6 Massaro Court
Original Date of Approval:	May 8, 2023
Original Expiration Date:	November 4, 2023 (180 Days)
Ext of Time Approval Date:	November 13, 2023
Ext of Time Exp Date:	February 2, 2024 (90 Days)

WHEREAS, application dated February 27, 2023 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 Plat,” dated March 31, 2023, prepared by TC Merritts Land Surveyors.
- Plan labeled “C-1,” entitled “Subdivision/Zoning Plan,” dated February 27, 2023, last revised March 27, 2023, prepared by Hudson Engineering & Consulting, P.C.
- Plan labeled “C-2,” entitled “Grading and Sediment & Erosion Control Plan,” dated February 27, 2023, last revised March 27, 2023, prepared by Hudson Engineering & Consulting, P.C.
- Plan labeled “C-3,” entitled “Stormwater Management and Utilities Plan,” dated February 27, 2023, last revised March 27, 2023, prepared by Hudson Engineering & Consulting, P.C.
- Plan labeled “C-4,” entitled “Turning Templates,” dated February 27, 2023, last revised March 27, 2023, prepared by Hudson Engineering & Consulting, P.C.
- Plan labeled “C-5,” entitled “Profiles,” dated February 27, 2023, last revised March 27, 2023, prepared by Hudson Engineering & Consulting, P.C.
- Plan labeled “SA-1,” entitled “Slope Analysis,” dated February 27, 2023, prepared by Hudson Engineering & Consulting, P.C.

WHEREAS, the Applicant is proposing adjustments to 3 lots that were subdivided in 2009; and

WHEREAS, all 3 lots are currently undeveloped; and

WHEREAS, Lot 1 is proposed to be widened to allow for a more flexible layout; and

WHEREAS, Lot 2 would extend into the rear area and parallel lot 3; and

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WHEREAS, the original resolution is set to expire on November 4, 2023 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 13, 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 May 8, 2023 shall remain valid and in full force and effect.