



**PLANNING BOARD**  
Christopher Carthy, Chair

**TOWN OF NORTH CASTLE**  
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## **RESOLUTION**

<b>Action:</b>	Site Plan, Tree Removal, Steep Slopes and Wetland Permit Approvals – Second Extension of Time
<b>Application Name:</b>	Cobrador Real Estate
<b>Applicant:</b>	David Graber
<b>Owner:</b>	Cobrador Real Estate
<b>Designation:</b>	108.04-2-14
<b>Zone:</b>	R-2A
<b>Acreage:</b>	2 acres
<b>Location:</b>	34 Creemer Road
<b>Original Date of Approval:</b>	July 30, 2018
<b>1<sup>st</sup> Extension Date of Approval:</b>	July 29, 2019
<b>2<sup>nd</sup> Extension Date of Approval:</b>	August 3, 2020
<b>Expiration Date:</b>	July 30, 2021 (1 Year)

WHEREAS, the Applicant has submitted a site plan application for the construction of a proposed new 5-bedroom 8,100 square foot home on vacant lot; and

WHEREAS, the RPRC determined that given the environmental constraints of the property and the amount of proposed disturbance, a detailed review by the Planning Board and the Conservation Board is warranted; and

WHEREAS, the Planning Board granted site plan approval for the project on July 30, 2018; and

WHEREAS, the original resolution of approval was set to expire on July 30, 2019 and the Applicant had not yet met all of the conditions of such approval; and

WHEREAS, the Applicant had requested a 1-year extension of time in which to complete all conditions of approval; and

WHEREAS, on June 29, 2019 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

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WHEREAS, the first extension of time resolution of approval is set to expire on July 30, 2020 and the Applicant has not yet met all of the conditions of such approval; and

WHEREAS, the Applicant has requested a 1-year extension of time in which to complete all conditions of approval; and

WHEREAS, on August 3, 2020 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 Site Plan, Tree Removal, Steep Slopes and Wetland Permit Approvals dated July 30, 2018 shall remain valid and in full force and effect.

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