

# VENEZIANO & ASSOCIATES

COUNSELLORS-AT-LAW

84 BUSINESS PARK DRIVE  
SUITE 200  
ARMONK, NEW YORK 10504

TEL: (914) 273-1300

FAX: (914) 273-1303

September 21, 2020

Christopher Carthy, Chairman  
North Castle Planning Board  
17 Bedford Road  
Armonk, NY 10504

**Re:   Airport Campus - 113 King Street  
      Extension of Site Plan Approval**

Honorable Chairman and Members of the Planning Board:

As you know, this firm represents the Airport Campus entities, owners of the property located at 113 King Street. The purpose of this letter is to request an extension of the site plan approval associated with the construction of at-grade parking in the southern portion of the property.

By resolution dated September 25, 2017, your Board granted site plan and tree removal permit approvals to Airport Campus to permit the construction of 137 at-grade off-street parking spaces adjacent to the existing 1820's House. That approval is currently set to expire on September 25, 2020.

There are a number of conditions that must be satisfied prior to the signing of the site plans by the Planning Board Chairman. Those conditions have been addressed and the Town Engineer is reviewing the final set of plans before they are submitted for signature. That may or may not happen prior to the expiration date. However, in addition to the signing of the site plans, the Zoning Code requires that work must commence prior to the expiration date, which in turn requires the issuance of a building permit. Neither the issuance of a building permit nor the commencement of work can occur prior to the expiration date.

There has been no change in circumstances with respect to either the plans, the site, or the surrounding area. Accordingly, we respectfully request a one-year extension of the site plan

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approval to enable us to have the site plans signed, obtain a building permit, and commence work.

Please place this matter on your next agenda for consideration of the requested extension.

Thank you for your continued courtesy and cooperation.

Very truly yours,

VENEZIANO & ASSOCIATES

By: 

Mark P. Miller

MPM/kj



# TOWN OF NORTH CASTLE PLANNING BOARD

Telephone (914) 273-3000  
Fax (914) 273-3554

## REQUEST FOR EXTENSION OF TIME

**INSTRUCTIONS:** Complete this form and submit it to the Planning Department with the required fee. The Board reserves the right to request additional information if necessary to properly evaluate this request. A \$200.00 application fee, payable to the Town of North Castle, is required for the first extension from the date of expiration with an additional \$100.00 increase for each additional term, maximum of \$1,000.00 per year.

**Note:** It is expected that conditions be satisfied in an expeditious manner. The granting of a time extension by the Planning Board is discretionary. Fees are non-refundable.

### TYPE OF APPLICATION:

☒ Site Plan    ☐ Subdivision    ☐ Special Permit

### APPROVAL INFORMATION:

Project Name: AIRPORT CAMPUS PARKING EXPANSION Parcel ID: 113.04-1-13  
113.04-1-14 Project # 118.02-1-1

Original Approval Date: SEPT. 25, 2017 Last Expiration Date: SEPTEMBER 25, 2020

Street Address: 113 KING STREET, ARMONK, NY 10504

Current Owner of Record: AIRPORT CAMPUS I-V LLC

### CONDITION(S) OF APPROVAL NOT MET:

☒ Signing of Plans    ☒ Obtain Building Permit

### EXPLANATION FOR FAILURE TO MEET CONDITION(S) OF APPROVAL WITHIN SPECIFIED PERIOD OF TIME. DETAIL PROGRESS TOWARD COMPLETION OF CONDITIONS:

*SITE PLAN CONDITIONS HAVE BEEN SATISFIED AND TOWN ENGINEER IS REVIEWING PLANS. BUILDING PERMIT CANNOT BE OBTAINED AND WORK CANNOT COMMENCE PRIOR TO EXPIRATION DATE.*

ANTICIPATED DATE OF COMPLETION: JUNE 30, 2021

### AUTHORIZATION

I, the owner, hereby authorize the Planning Department and the Planning Board to enter the subject parcel to review the pending extension of time request. Town employees are also authorized to enter the premises to ascertain compliance with zoning and other building laws, regulations and ordinances.

Signed: *Mark A. Miller* 9/21/20  
MARK A. MILLER  
AUTHORIZED AGENT