

THE LAW OFFICE OF KORY SALOMONE, P.C.

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April 9, 2021

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

**Re: Madonna Subdivision  
124 and 124A Old Mount Kisco Road  
Section 108.01, Bock 1, Lot 20**

Honorable Chair and Members of the Board:

As you know, this firm represents Frank Madonna (the "Applicant"), the owner of 124 and 124A Old Mount Kisco Road (the "Subject Property") in connection with this subdivision application.

We last appeared before your Board on February 22, 2021. As you will recall, the Subject Property is located in the R-10 zoning district, a residential zoning district with a minimum lot size of 10,000s.f. The existing site is approximately 0.4 acres and is currently improved with two single-family homes. The existing house known as 124A Old Mount Kisco Road is approximately 1,400 s.f. and was constructed in 1850. The existing house known as 124 Old Mount Kisco Road is approximately 1,400 s.f. and was constructed in 1925. As previously discussed, neither home is fully compliant with the existing R-10 zoning regulations but are considered pre-existing legal non-conforming structures. Further, the Town of North Castle Building Inspector has classified both houses on the Subject Property as principal single-family dwellings, with neither being incidental or subordinate to the other (i.e. accessory). Accordingly, the Building Inspector considers the house at 124 Old Mount Kisco Road to be a pre-existing legal non-conforming use.

In July of 2020, there was a fire at the home located at 124 Old Mount Kisco. Instead of rebuilding the existing home in its current location and continuing the non-conforming use, the Applicant determined that the better course of action was to bring the use into conformity with current zoning requirements. Accordingly, the applicant is proposing to subdivide the existing lot into two separate lots.

In order to complete the subdivision, both lots required several variances from the Zoning Board of Appeals. At the conclusion of the February 22<sup>nd</sup> meeting your Board referred this application to the ZBA with a positive recommendation. We appeared before the ZBA on April 1, 2021 and secured the necessary variances.

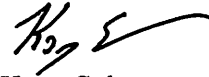
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Now that we have secured the necessary variances, kindly place this matter on the Planning Board's April 26, 2021 agenda for continued discussion of the application and, if your Board deems appropriate, the scheduling of the required public hearing.

If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kory Salomone', with a stylized flourish at the end.

Kory Salomone