



**TOWN OF NORTH CASTLE**  
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**PLANNING BOARD**  
**Christopher Carthy, Chair**

**RESOLUTION**

<b>Action:</b>	Final Subdivision Plat Approval – Seventh Extension of Time
<b>Application Name:</b>	Madonna Subdivision [2021-004]
<b>Owner/Applicant:</b>	Frank Madonna
<b>Designation:</b>	108.01-1-20
<b>Zone:</b>	R-10
<b>Acreage:</b>	17,233 square feet
<b>Location:</b>	124 and 124A Old Mount Kisco Road
<b>Original Date of Approval:</b>	May 24, 2021
<b>Original Expiration Date:</b>	November 20, 2021 (180 Days)
<b>2<sup>nd</sup> Extension Date of Approval:</b>	February 28, 2022
<b>2<sup>nd</sup> Extension Expiration Date:</b>	May 19, 2022 (90 Days)
<b>3<sup>rd</sup> Extension Date of Approval:</b>	May 23, 2022
<b>3<sup>rd</sup> Extension Expiration Date:</b>	August 17, 2022 (90 Days)
<b>4<sup>th</sup> Extension Date of Approval:</b>	September 29, 2022
<b>4<sup>th</sup> Extension Expiration Date:</b>	November 15, 2022 (90 Days)
<b>5<sup>th</sup> Extension Date of Approval:</b>	November 28, 2022
<b>5<sup>th</sup> Extension Expiration Date:</b>	February 13, 2022 (90 Days)
<b>6<sup>th</sup> Extension Date of Approval:</b>	February 27, 2023
<b>6<sup>th</sup> Extension Expiration Date:</b>	May 14, 2023 (90 Days)
<b>7<sup>th</sup> Extension Date of Approval:</b>	June 12, 2023
<b>7<sup>th</sup> Extension Expiration Date:</b>	August 12, 2023 (90 Days)

WHEREAS, application dated January 23, 2021 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 labeled “Sheet 01 of 03,” entitled “Existing Conditions and Demolition Plan,” dated January 25, 2021, prepared by Alfonzetti Engineering, P.C.
- Plan labeled “Sheet 02 of 03,” entitled “Existing Conditions and Demolition Plan,” dated January 25, 2021, prepared by Alfonzetti Engineering, P.C.
- Plan labeled “Sheet 03 of 03,” entitled “Erosion Control Plan,” dated January 25, 2021, prepared by Alfonzetti Engineering, P.C.
- Plan entitled “Width-Depth Calculation Map,” dated January 25, 2021, prepared by Alfonzetti Engineering, P.C.
- Plan entitled “Contiguous Buildable Area Map,” dated January 25, 2021, prepared by Alfonzetti Engineering, P.C.
- Plan labeled “Topography of Property,” dated February 18, 2020, prepared by TC Merritts Land Surveyors.

Final Subdivision Plat Approval – 7<sup>th</sup> Extension of Time

*Madonna Subdivision [2021-004]*

June 12, 2023

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WHEREAS, the Applicant obtained approval for the subdivision of an existing lot with one existing home and one damaged home into two lots located in the R-10 (10,000 s.f. lots) Zoning District; and

WHEREAS, one new building lot was approved; and

WHEREAS, the original resolution was set to expire on November 20, 2021 and the Applicant had not yet met all of the conditions of such approval; and

WHEREAS, the Applicant had requested a 90-day extension of time in which to complete all conditions of approval; and

WHEREAS, on November 22, 2021 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

WHEREAS, the first extension of time resolution was set to expire on February 18, 2022 and the Applicant had not yet met all of the conditions of such approval; and

WHEREAS, the Applicant had requested a 90-day extension of time in which to complete all conditions of approval; and

WHEREAS, on February 28, 2022 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

WHEREAS, the second extension of time resolution was set to expire on May 19, 2022 and the Applicant had not yet met all of the conditions of such approval; and

WHEREAS, the Applicant had requested a 90-day extension of time in which to complete all conditions of approval; and

WHEREAS, on May 23, 2022 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

WHEREAS, the third extension of time resolution was set to expire on August 17, 2022 and the Applicant had not yet met all of the conditions of such approval; and

WHEREAS, the Applicant had requested a 90-day extension of time in which to complete all conditions of approval; and

WHEREAS, on September 29, 2022 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

WHEREAS, the fourth extension of time resolution was set to expire on November 15, 2022 and the Applicant had not yet met all of the conditions of such approval; and

Final Subdivision Plat Approval – 7<sup>th</sup> Extension of Time

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WHEREAS, the Applicant had requested a 90-day extension of time in which to complete all conditions of approval; and

WHEREAS, on November 28, 2022 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

WHEREAS, the fifth extension of time resolution was set to expire on February 13, 2023 and the Applicant had not yet met all of the conditions of such approval; and

WHEREAS, the Applicant had requested a 90-day extension of time in which to complete all conditions of approval; and

WHEREAS, on February 27, 2023 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

WHEREAS, the sixth extension of time resolution is set to expire on May 14, 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 June 12, 2023 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 24, 2021, 2021 shall remain valid and in full force and effect.