



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

RESOLUTION

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| Action: | Final Subdivision Plat Approval – Eighth Extension of Time |
| Application Name: | Madonna Subdivision [2021-004] |
| Owner/Applicant: | Frank Madonna |
| Designation: | 108.01-1-20 |
| Zone: | R-10 |
| Acreage: | 17,233 square feet |
| Location: | 124 and 124A Old Mount Kisco Road |
| Original Date of Approval: | May 24, 2021 |
| Original Expiration Date: | November 20, 2021 (180 Days) |
| 2nd Extension Date of Approval: | February 28, 2022 |
| 2nd Extension Expiration Date: | May 19, 2022 (90 Days) |
| 3rd Extension Date of Approval: | May 23, 2022 |
| 3rd Extension Expiration Date: | August 17, 2022 (90 Days) |
| 4th Extension Date of Approval: | September 29, 2022 |
| 4th Extension Expiration Date: | November 15, 2022 (90 Days) |
| 5th Extension Date of Approval: | November 28, 2022 |
| 5th Extension Expiration Date: | February 13, 2023 (90 Days) |
| 6th Extension Date of Approval: | February 27, 2023 |
| 6th Extension Expiration Date: | May 14, 2023 (90 Days) |
| 7th Extension Date of Approval: | June 12, 2023 |
| 7th Extension Expiration Date: | August 12, 2023 (90 Days) |
| 8th Extension Date of Approval: | September 11, 2023 |
| 8th Extension Expiration Date: | November 10, 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.

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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

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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 was set to expire on May 14, 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 June 12, 2023 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

WHEREAS, the seventh extension of time resolution is set to expire on August 12, 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 September 11, 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.