



TOWN OF NORTH CASTLE
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PLANNING BOARD
Christopher Carthy, Chair

RESOLUTION

Action:	Final Subdivision Plat Approval – Ninth 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)
9th Extension Date of Approval:	November 27, 2023
9th Extension Expiration Date:	February 8, 2024 (90 Days)
10th Extension Date of Approval:	February 26, 2024
10th Extension Expiration Date:	May 8, 2024 (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.

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- 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.

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

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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

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 was set to expire on August 12, 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 September 11, 2023 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

WHEREAS, the eighth extension of time resolution was set to expire on November 10, 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

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

WHEREAS, the ninth extension of time resolution is set to expire on February 8, 2024 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 February 26, 2024 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 shall remain valid and in full force and effect.