



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

R E S O L U T I O N

Action:	Final Subdivision Plat Approval – Third 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

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.

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

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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 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 is set to expire on May 19, 2022 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 May 23, 2022 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.