



**TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898**

**Telephone: (914) 273-3542  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)**

**PLANNING BOARD  
Christopher Carthy, Chair**

**R E S O L U T I O N**

**Action:** Final Subdivision Plat Approval – Fourth 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)  
**2<sup>nd</sup> Extension Date of Approval:** February 28, 2022  
**2<sup>nd</sup> Extension Expiration Date:** May 19, 2022 (90 Days)  
**3<sup>rd</sup> Extension Date of Approval:** May 23, 2022  
**3<sup>rd</sup> Extension Expiration Date:** August 17, 2022 (90 Days)  
**4<sup>th</sup> Extension Date of Approval:** September 29, 2022  
**4<sup>th</sup> Extension Expiration Date:** November 15, 2022 (90 Days)  
**5<sup>th</sup> Extension Date of Approval:** November 28, 2022  
**5<sup>th</sup> Extension Expiration Date:** February 13, 2022 (90 Days)  
**6<sup>th</sup> Extension Date of Approval:** February 27, 2023  
**6<sup>th</sup> Extension Expiration Date:** May 14, 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.

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

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 is set to expire on February 13, 2023 and the Applicant has not yet met all of the conditions of such approval; and

Final Subdivision Plat Approval – 6<sup>th</sup> Extension of Time

***Madonna Subdivision [2021-004]***

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WHEREAS, the Applicant has 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

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.

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