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October 27, 2022

VIA EMAIL

Supervisor Michael J. Schiliro, and  
Members of the Town Board  
Town of North Castle  
15 Bedford Road  
Armonk, NY 10504

Re: Request of Oliver and Samantha Marinovic to purchase 0.334 acres (referred to as "Cross Road") of property owned by the Town of North Castle as a Consequence of Foreclosure

Dear Supervisor Schiliro and Members of the Town Board:

Please be advised that the undersigned represents Oliver and Samantha Marinovic, owners of property known as 101 Old Hickory Way, Bedford, NY 10506. The property owned by Mr. and Mrs. Marinovic is contiguous to property owned by the Town of North Castle (which I believe the Town acquired as a consequence of a tax foreclosure proceeding), which such property consists of approximately 0.334 acres and bearing the nomenclature "Cross Road" on the tax maps of the Town of North Castle. The parcel is shown in yellow on Exhibit A attached hereto.


Mr. and Mrs. Marinovic desire to acquire this parcel from the Town of North Castle so as to utilize same to access Pine Ridge Road with the construction of improvements to be at my clients' expense. They have met with North Castle Director of Planning Adam Kaufman and North Castle General Highway Foreman Jamie Norris and I believe that Mr. Norris will confirm that this property is not necessary for any Town highway purpose.

We understand that, in evaluating my clients' request, your Board must conduct its own due diligence to, in the first instance, determine that retention of ownership of this parcel by the Town is not necessary for any municipal purpose and, subsequently, determine the fair market value of the property for subsequent conveyance to my clients. It is, of course, to be noted in this regard that, as a consequence of the zoning restrictions/lot and bulk regulations and requirements

for subsurface sewage disposal in this area of the Town of North Castle, said parcel does not constitute a buildable lot.

We would therefore request that your Board evaluate my clients' proposal by referral of this request to the Director of Planning, the Town Assessor, the North Castle Highway Department and any other official or entity who might provide guidance to your Board in connection with my clients' offer. If you would desire that we appear before your Board in furtherance of this request, please advise me as to the date and time at which the Board will consider this request and we will be happy to appear in support thereof.

I look forward to hearing from you. If there are any questions with respect to the foregoing, please do not hesitate to contact me.

Yours very truly,  


Charles V. Martabano

cc: Oliver and Samantha Marinovic  
Adam R. Kaufman, AICPA, Director of Planning  
Town Attorney Roland Baroni Esq.  
North Castle General Highway Foreman Jamie Norris

**EXHIBIT A**

