

NORTH CASTLE ZONING BOARD OF APPEALS

ONLINE AT NCTV

Armonk & Banksville - NCTV Cablevision 18 and Verizon 39

North White Plains - NCTV Cablevision 75 and Verizon 39

7:30 p.m. March 4, 2021

PUBLIC COMMENT PROCEDURE:

Public comments can be submitted to lzawacki@northcastleny.com during the meeting. Received comments will be read aloud. An invitation to the meeting will be given if you would like to provide live comments to the Board during the meeting.

1. BYRAM RIDGE ESTATES, LLC., 1 Hunter Drive, Armonk, NY 10504, and known on the Town Tax Assessment Maps as Section 101.03, Block 4, Lot 53.1 and located in a R-1A Zoning District. In order to construct a new single family home, the applicant requires the following variance from Section 355-15 I Corner Lots of the Town Code:

THE MINIMUM SIDE YARD SETBACK (RIGHT SIDE OF HOUSE)
IN A R1 ZONING DISTRICT IS 50 FEET, WHERE 37 FEET ARE
PROVIDED, REQUIRING A VARIANCE OF 13 FEET.

2. NY FUEL DISTRIBUTORS, LLC, 375 Main Street, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 108.03, Block 1, Lot 75 and located in a CB Zoning District. In order to obtain amended site plan approval, the applicant requires the following variances from the Town Code:

1. Section 355-16(F) 25.08 sq. ft. maximum of freestanding sign where 34.29 sq. ft. are provided.
2. Section 355-15 (A) 5ft. setback required on terraces, the terrace on neighboring property encroaches onto subject property.
3. Section 355-22 rear yard setback where 30 ft. is required and portions of the primary structure on neighboring property encroach into required rear yard.

Dated: February 26, 2021

Lori J Zawacki