

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.

October 7, 2021

**PUBLIC COMMENT PROCEDURE:**

Public comments can be submitted to [lzawacki@northcastleny.com](mailto: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.

***ADJOURNED FROM SEPTEMBER 2021 MEETING***

1. **ONE KENT PLACE, INC., 1 Kent Place, Armonk, NY 10504** and known on the Town Tax Assessment Maps as Section 101.04, Block 1, Lot 7 and located in CB Zoning District. In order to obtain site plan approval, the applicant requires the following (3) variances:

1. Section 355-15A of the Town Code where the existing outdoor patio sits on the side yard lot line, requiring a 5 feet variance.
2. Section 355-15A of the Town Code where the existing patio sits on the rear yard lot line, requiring a 5 feet variance.
3. Per Section 355-57 of the Town Code the existing use would require 35 off street parking spaces. In 2013 the property received a variance for 32 spaces, given existing conditions, the previous parking variance is required to be amended to 35 spaces.

2. **MICHAEL & PAMELA GRIMALDI, 34 Starkey Road, West Harrison, NY 10604** and known on the Town Tax Assessment Maps as Section 123.05, Block 1, Lots 52 & 53 and located in a R ½ A Zoning District. In order to construct the proposed addition, the following variance is required per Section 355-21 of the Town of North Castle Zoning Code:

The maximum building coverage is 15%, where 20% is provided requiring a variance of 5%.

3. **ROBERT F. CANDREA, 69 James Street, West Harrison, NY 10604** and known on the Town Tax Assessment Maps as Section 123.05, Block 1, Lot 21 and located in an R ½ A Zoning District. In order to construct an addition to the existing house, the following variances are required:

1. The maximum building coverage is 15%, where 23.62% is provided, requiring a variance of 8.62%.
2. The front/side yard setback required is 40 feet, where 12 feet are provided, requiring a variance of 28 feet.

3. The rear yard setback required is 30 feet, where 20 feet are provided, requiring a variance of 10 feet.

4. **ROBERT & STACEY MORSE, 50 East Middle Patent Road, Bedford, NY 10506** and known on the Town Tax Assessment Maps as Section 103.01, Block 1, Lot 18 and located in a R4A Zoning District. In order to obtain a (2) lot subdivision and construct a house addition and detached garage on Lot 2, the following is required:

The minimum required front yard setback in a R4A Zoning District per Section 355-21 of the Town Code is 75 feet, where 26.9 feet are provided, requiring a variance of 48.1 feet.

Lori J. Zawacki, Secretary