

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.

November 4, 2021

PUBLIC COMMENT PROCEDURE:

Public comments can be submitted to izawacki@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. **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.

2. **HELENA YOON, 9 Alpine Drive, Armonk, NY 10504** and known on the Town Tax Assessment Maps as Section 101.03, Block 3, Lot 44 and located in a R1A Zoning District. In order to construct a covered porch, the following variances are required from Section 355-21 and 355-26C (1) of the Town of North Castle Zoning Code:

1. The maximum gross land coverage is 9350 sq. ft., where 11,731 sq. ft. are provided requiring a variance of 2,381 sq. ft.
2. The minimum front yard setback is 50 feet, where 42 feet are provided requiring a variance of 8 feet.

3. **WENDY CAPRIGLIONE, 11 Maryland Avenue, Armonk, NY 10504** and known on the Town Tax Assessment Maps as Section 108.01, Block 3, Lot 35 and located in a R1A Zoning District. In order to construct a covered porch, the following variances are required from Section 355-21 and Section 355-26C (1) b of the Town of North Castle Zoning Code:

1. The minimum front yard setback (New Addition) is 50 feet, where 37.5 feet are provided requiring a variance of 12.5 feet.

2. The minimum side yard setback New Addition) is 25 feet, where 7.3 feet are provided requiring a variance of 17.7 feet.
3. The minimum side yard setback (Covered Porch) is 25 feet, where 8.3 feet are provided requiring a variance of 16.7 feet.
4. The minimum side yard setback of the (Shed) is 12.5 feet, where 3.03 feet are provided requiring a variance of 9.47 feet.
5. The minimum rear yard setback (Shed) is 20 feet, where 1.12 feet are provided requiring a variance of 18.88 feet.
6. The maximum gross land coverage is 3200 sq. ft., where 3390 sq. ft. are provided requiring a variance of 190 sq. ft.

Lori J. Zawacki, Secretary