

Agenda
Regular Meeting
North Castle Zoning Board of Appeals
Town Hall - Court Room
15 Bedford Road
Armonk, NY 10504
7:30 PM
May 2, 2024

Ray Rodriguez, Chairman
John Stipo
Robert Greer
Scott Stopnik
Ed Lashins

Gerald Reilly Esq. Town Counsel
Rob Melillo Building Inspector
Lori J. Zawacki Secretary

1. 111 ROUND HILL REALTY LLC, affecting premises located at 20 Round Hill Way, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 109.01, Lot 1, Block 49.5 and located in a R2A Zoning District. In order to obtain a Special Use Permit for an accessory apartment, the applicants will need the following variances:

Pursuant to Section 355-21 of the Town Code, the maximum permitted height of an accessory private barn, greenhouse, tool house, gatehouse, garage or similar accessory use is 22 feet. The Applicant is proposing the construction of an accessory barn and greenhouse with a 2nd story accessory apartment that is 23 feet, 2 inches. Therefore, a variance of 1 foot and 2 inches is required.

Pursuant to Section 355-40.K(4)(a) of the Town Code, accessory apartments are only permitted in any of the single-family residence districts. Accessory apartments may be located in a principal residence or in an accessory building, provided that such building existed prior to October 11, 1984, and conforms to the other requirements of the Town Code, unless a variance therefor shall have been granted by the Zoning Board of Appeals. The Applicant is proposing an accessory apartment to be located in a newly constructed accessory building. Therefore, a variance is required.

Pursuant to Section 355-40.K(4)(b) of the Town Code, the applicant is required to demonstrate that the principal dwelling Certificate of Occupancy was issued more than (4) four years ago and that the Applicant has owned the property for (2) two years. The Applicant has owned the property for less than (2) two years. Therefore, a variance is required.

2. SAKET SATHE, 7 Niles Avenue, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 108.01, Block 4, Lot 27 and located in a R5 Zoning District. In order to construct the proposed detached carport, the applicant will need the following:

1. Pursuant to Section 355-21 of the Town Code the combined side yard setback required is 9 feet, where 4 feet 9 inches are provided, requiring a variance of 4 feet 3 inches.

2. Pursuant to Section 355-21 of the Town Code the minimum rear yard setback is 15 feet, where 5 feet are provided requiring a variance of 10 feet.

3. ARMANDO GIULIANTE, 5 Overlook Road, N. White Plains, NY and known on the Town Tax Assessment Maps as Section 122.08, Block 2, Lot 65 and located in a R 1/2 A Zoning district. In order to construct the proposed addition, the applicant will

need the following:

Pursuant to Section 355-21 of the Town Code, the minimum rear yard setback for the addition is 40 feet, where 26.5 feet are provided, requiring a variance of 13.5 feet.

4. ANA PEREIRA, 4 Tripp Lane, Armonk, NY 10504 and known on the Town Tax Assessment maps as Section 108.01, Block 1, Lot 10 and located in a R2A zoning District. In order to obtain a site plan approval, the applicant will need the following:

- 1. Pursuant to Section 355-15G(1)(a) of the Town Code, the driveway piers with light fixtures is 9 feet in height, where the maximum permitted is 8 feet.**

- 2. Pursuant to Section 355-59 of the Town Code, the required curb cut is 18 feet in width, where 24.25 feet in width are provided.**

AGENDA - SUBJECT TO CHANGE

Lori J. Zawacki, Secretary