

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.

April 1, 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. **LISA & DAVID GRAFF**, 3 Middle Patent Road, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 95.03, Block 1, Lot 52 and located in a R2A Zoning District. In order to construct a swimming pool with spa and terrace the applicant requires the following variance:

SECTION 355-15 OF THE TOWN CODE REQUIRES THAT A SWIMMING POOL BE THREE TIMES THE REQUIRED SETBACK IN THE FRONT YARD (150 FEET). THE PROPOSED POOL EQUIPMENT PAD HAS A SETBACK OF 51 FT. REQUIRING A VARIANCE OF 99 FEET.

2. **A & R REAL ESTATE HOLDINGS LLC**, 100 Business Park Drive, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 108.03, Block 1, Lot 51 and located in a PLI Zoning District. In order to construct a 74,850 sq. ft. warehouse with associated off street parking and landscaping improvements, the applicant requires the following variance:

SECTION 355-23 OF THE TOWN CODE REQUIRES A MINIMUM 100 FEET FRONT YARD SETBACK, WHERE 57 FEET ARE PROPOSED, A DEFICIT OF 43 FEET.

3. **FRANK MADONNA**, 124 Old Mt. Kisco Rd. and known on the Town Tax Assessment Maps as Section 108.01, Block 1, Lot 20 and located in the R-10 Zoning District. In order to obtain a subdivision of an existing lot with one existing home and one damaged home into two lots, the applicant requires the following variances:

1. Pursuant to Section 355-21 of the Town Code, proposed Lot 1 requires a minimum lot area of 10,000 sq. ft. Proposed Lot 1 has a net lot area of 8,616 sq. ft.

2. Pursuant to Section 355-21 of the Town Code, proposed Lot 2 requires a minimum lot area of 10,000 sq. ft. Proposed Lot 2 has a net lot area of 7,577.

3. Pursuant to Section 355-21 of the Town Code, proposed Lot 1 requires a minimum of 100 ft. of frontage. Proposed Lot 1 has a 75.35 ft. of frontage.

4. Pursuant to Section 355-21 of the Town Code, proposed Lot 2 requires a minimum of 100 ft. of frontage. Proposed Lot 2 has 81.36 ft. of frontage.

5. Pursuant to Section 355-21 of the Town Code, proposed Lot 1 requires a minimum lot width of 100 ft. Proposed Lot 1 has a lot width of 81.02.

6. Pursuant to Section 355-21 of the Town Code, proposed Lot 2 requires a minimum lot width of 100 ft. Proposed Lot 2 has a lot width of 75.67.

7. Pursuant to Section 355-26.F(2) of the Town Code, proposed Lot 1 requires a minimum contiguous buildable area of 9,000 sq. ft. Proposed Lot 1 has a minimum contiguous buildable area of 8,616 sq. ft.

8. Pursuant to Section 355-26.F(2) of the Town Code, proposed Lot 2 requires a minimum contiguous buildable area of 9,000. Proposed Lot 2 has a minimum contiguous buildable area of 8,107 sq. ft.

Lori J. Zawacki, Secretary