

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.

September 3, 2020

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. JOSEPH J. DIPALMA & REBECCA A. BARNETT, 82 Whipoorwill Road east, Armonk, NY 10504, which is a referral from the Planning Board of the Town of North Castle and known on the Town Tax Assessment maps as Section 107.02, Block 2, Lot 20 and located in the R1.5 Zoning District. In order to obtain a lot line realignment, the applicant is requesting:

A LOT AREA VARIANCE FROM THE MINIMUM LOT REQUIREMENT. THE PROPOSED LOT WILL BE REDUCED FROM 0.948 ACRES TO 0.872 ACRES WHICH IS BELOW THE REQUIRED LOT AREA FOR THE R1.5A ZONING DISTRICT.

2. RICHARD & RENEE BARASCH, 6 Sterling Road South, Armonk, NY 10504, and known on the Town Tax Assessment Maps as Section 108.02, Block 1, Lot 30 and located in the R-2A Zoning District. In order to convert an existing (4) car garage building into a guest cottage with (2) garage bays in the lower level and the construction of a new sports court, the applicant requires the following variance from Section 355-26.C (1) of the Town Code:

THE PROPOSED AMOUNT OF GROSS LAND COVERAGE 25,775 SQ. FT. EXCEEDS THE MAXIMUM PERMITTED IN THE R-2A ZONING DISTRICT BY 8,560.5 SQ. FT.

3. 77 LAFAYETTE LLC, 77 Lafayette Avenue, N. White Plains, NY 10603 and known on the Town Tax Assessment Maps as Section 122.12, Block 1, Lot 35 and located in the IND-A Zoning District. In order to establish a new sign manufacturing business at the subject site the applicant requires the following (5) variances from the Town Code:

1. Use variance from Section 355-23. The site plan depicts an existing personal training use which is not permitted in the IND-A Zoning District.

2. Section 355-56G where (9) spaces fronting Lafayette Avenue would be required to back out into Lafayette Avenue.

3. Section 355-56D where the (9) spaces fronting on Lafayette Avenue are not located entirely on the subject lot.

4. Section 355-56E where the six employee parking spaces are not provided with the access aisle of 25 feet, where only 15 feet are provided.

5. Section 355-57A for off street parking where 52 are required and 37 are provided.

4. LAURA CANNISTRACI, 27 Sarles Street, Armonk, NY 10504 and known on Town Tax Assessment Maps as Section 101.01, Block 1, Lot 69 and located in an R-2A Zoning District. In order to expand a two car garage as well as the construction of a new addition into a new accessory apartment, the applicant requires the following variance from the Town Code:

THE SIDE YARD SETBACK IN A R-2A ZONING DISTRICT IS 30 FEET. THE PROPOSED SETBACK IS 17.5 FEET, A DEFICIENCY OF 12.5 FEET.

Lori J. Zawacki, Secretary