

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.

June 3, 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.

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. **T J ROYAL PROPERTIES, INC., 30 Old Route 22, Armonk, NY 10504** and known on the Town Tax Assessment Maps as Section 107.04, Block 2, Lot 15 and located in a RB Zoning District. In order to obtain amended site plan approval that proposes a new patio and awnings, the applicant requires the following variances from Section 355-21 of the Town Code:

1. The minimum front yard setback in the RB Zoning District is 10 feet, where 0.5 feet is provided, a deficiency of 9.5 feet.
2. The minimum rear yard setback in the RB Zoning District is 50 feet, where 2.31 feet are proposed, a deficiency of 47.69 feet.
3. The maximum lot coverage in the RB Zoning District is 25%, where 30.4 is proposed.
4. The maximum FAR permitted is 0.3 where 0.489 is proposed.
5. The required number of off-street parking spaces is 48. The applicant previously obtained a 24 spaces variance for the Restaurant. The applicant will need to obtain an additional off-street parking variance of 13 spaces.

3. **JONATHAN BERNSTEIN, 94 Cox Avenue, Armonk, NY 10504** and known on the Town Tax Assessment Maps as Section 108.01, Block 2, Lot 55 and located in a R-10 Zoning District. In order to construct a covered patio, the applicant requires the following:

*adjourned  
to July 1, 2021*

THE PROPOSED GROSS FLOOR AREA IS 5,212 SQ. FT. WHERE THE MAXIMUM GROSS FLOOR AREA IS 4,591 SQ. FT. UNDER SECTION 355-26 B (4) OF THE TOWN OF NORTH CASTLE CODE REQUIRING A VARIANCE OF 621 SQ. FT.

**4. MOHAMED IBRAHIM, 40 Custis Avenue, N. White Plains, NY 10603** and known on the Town Tax Assessment Maps as Section 122.12, Block 3, Lot 51 and located in a R2F Zoning District. In order to convert the garage into living space, the applicant requires the following variance:

THE MINIMUM REQUIRED PARKING SPACES UNDER SECTION 355-57 OF THE TOWN CODE IS 4, WHERE 2 ARE PROVIDED, A DEFICIENCY OF 2 PARKING SPACES.

**5. MICHAEL FARERI, 162 Bedford Road, Armonk, NY 10504** and known on the Town Tax Assessment Maps as Section 108.03, Block 1, Lot 42 and located in a R-MF-SS Zoning District. In order to obtain site plan approval that proposes two new multi family buildings on two lots, the applicant requires the following variances from Section 355-21 of the Town Code:

**1. Proposed Lot 1 does not meet the minimum lot width in the R-MF-SS Zoning District, where 150 feet is required and 137.5 feet is proposed, a deficiency of 12.5 feet.**

**2. Proposed Lot 2 does not meet the minimum lot width in the R-MF-SS Zoning District, where 150 feet is required and 137.5 feet is proposed, a deficiency of 12.5 feet.**

**3. Proposed Lot 1 is 3.5 stories in height, where only 2.5 stories are allowed.**

**4. Proposed Lot 2 is 3.5 stories in height, where only 2.5 stories are allowed.**

**5. Proposed building on Lot 1 is 36 feet in height which exceeds the maximum height permitted of 30 feet, requiring a variance of 6 ft.**

**6. Proposed building on Lot 2 is 36 feet in height which exceeds the maximum height permitted of 30 feet, requiring a variance of 6 ft.**

**7. The required side yard setback is 15 feet for Lot 1, where a 15 feet variance is required to accommodate a dumpster.**

**8. The required side yard setback is 15 feet for Lot 2, where a 15 feet variance is required to accommodate a dumpster.**

Lori J. Zawacki, Secretary