

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 4, 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. KENT MOTLAND & NIKKI ELKINS, affecting premises located at 57 Banksville Road, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 102.03, Block 1, Lot 55 and located in a R2A Zoning District. In order to obtain a lot line realignment, the applicants are requesting the following variance:

THE MINIMUM SIDE YARD SETBACK PERMITTED IN SECTION 355-21 OF THE TOWN OF NORTH CASTLE ZONING CODE IS 30 FEET. THE SIDE YARD SETBACK PROVIDED IS 13.8 FEET, REQUIRING A VARIANCE OF 16.2 FEET.

2. MICHAEL & CHRISTINE BROWN, 107 Cox Avenue, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 108.01, Block 2, Lot 41 and located in a R10 Zoning District. In order to convert the garage to a playroom and install a new deck, the applicants are requesting the following variances:

1. THE MINIMUM SIDE YARD SETBACK REQUIRED IN SECTION 355-21 OF THE TOWN OF NORTH CASTLE ZONING CODE IS 7.50 FEET. THE PROVIDED SETBACK OF 1.18 FEET REQUIRES A VARIANCE OF 6.32 FEET.

2. THE MINIMUM REAR YARD SETBACK REQUIRED IN SECTION 355-21 OF THE TOWN OF NORTH CASTLE ZONING CODE IS 15 FEET. THE PROVIDED SETBACK OF 5.5 FEET REQUIRES A VARIANCE OF 9.5 FEET.

3. JOHN TURNER, 46 Mc Dougal Drive, N. White Plains, NY 10603 and known on the Town Tax Assessment Maps as Section 122.16, Block 2, Lot 63 and located in a R5 Zoning District. In order to legalize the existing deck, the following variance is required:

THE MINIMUM FRONT YARD SETBACK REQUIRED IN SECTION 355-21 OF THE TOWN OF NORTH CASTLE ZONING CODE IS 30 FEET. THE PROVIDED SETBACK OF 19.28 FEET REQUIRES A VARIANCE OF 10.72 FEET.

4. GAIL P. NORRIS, 76 Nethermont Avenue, N. White Plains, NY 10603 and known on the Town Tax assessment maps as Section 122.12, Block 5, Lot 42 and located in a R-2F Zoning District. In order to install an above ground pool the applicant requests the following variance:

THE MAXIMUM PERMITTED GROSS LAND COVERAGE IN SECTION
355-21 OF THE TOWN OF NORTH CASTLE ZONING CODE IS 3700 SQ. FT.
THE PROVIDED COVERAGE OF 4214 SQ. FT. REQUIRES A VARIANCE OF
514 SQ. FT.

***ADJOURNED WITHOUT DATE*

5. ZEIDAN REALTY CORP. affecting 375 Main Street, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 108.03, Block 1, Lot 75 and located in a CB Zone. Appeal of the determination of the Building Inspector that the building permit issued be nullified to the extent it permits installation of underground storage tanks and request for site plan approval for site modifications.

***ADJOURNED WITHOUT DATE*

6. NY FUEL DISTRIBUTORS, LLC, affecting 375 Main Street, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 108.03, Block 1, Lot 75 and located in a B Zone. Appeal of the determination of the Building Inspector that all other work requires site plan approval.

Lori J. Zawacki, Secretary