

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.

October 1, 2020

PUBLIC COMMENT PROCEDURE:

Public comments can be submitted to izawacki@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.

CONTINUATION

1. **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, the applicant requires the following variances:

1. THE PROPOSED GROSS LAND COVERAGE OF 22,900 SQ. FT. EXCEEDS THE MAXIMUM PERMITTED AMOUNT PER SECTION 355-26C OF THE TOWN CODE BY 5,638 SQ. FT.
2. THE ACCESSORY BUILDING EXCEEDS 25% OF THE FLOOR AREA OF THE PRINCIPLE DWELLING. THE GROSS FLOOR AREA OF THE EXISTING RESIDENCE IS 6,398 SQ. FT., AND THE PROPOSED COTTAGE FLOOR AREA IS 1,997 SQ. FT., 32% OF THE GROSS FLOOR AREA OF THE PRINCIPLE DWELLING. (Section 355-21 OF THE TOWN CODE)

CONTINUATION

2. **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.

3. **STEVE VELARDO**, 164 E. Middle patent Rd., Bedford, NY 10506, and known on the Town Tax Assessment maps as Section 95.02, Block 2, Lot 22 and located in an R4A Zoning District. In order to construct a front yard addition and front stoop overhang the following variances are required from Section 355-21 of the Town Code:

1. THE MINIMUM FRONT YARD SETBACK (FRONT ADDITION) IN A R4A ZONING DISTRICT IS 75 FEET, WHERE 60.19 ARE PROVIDED, A DEFICIENCY OF 14.81 FEET.

2. THE MINIMUM FRONT YARD SETBACK (FRONT STOOP OVERHANG) IN A R4A ZONING DISTRICT IS 75 FEET, WHERE 57 FEET ARE PROVIDED, A DEFICIENCY OF 18 FEET.

JOHN NEEDHAM, 14 Mianus River Road, Bedford, NY 10506 and known on the Town Tax Assessment Maps as Section 96.03, Block 1, Lot 21.1 and located in a R4A Zoning District. In order to construct an accessory barn structure, the applicant requires the following variance from the Town Code.

THE PROPOSED ACCESSORY STRUCTURE PROVIDES A 32 FEET FRONT YARD SETBACK WHERE 75 FEET ARE REQUIRED IN AN R4A ZONING DISTRICT, A DEFICIENCY OF 43 FEET.

Lori J. Zawacki, Secretary