

Agenda
Regular Meeting
North Castle Zoning Board of Appeals
Town Hall - Court Room
15 Bedford Road
Armonk, NY 10504
January 9, 2025

Ray Rodriguez, Chairman
John Stipo
Robert Greer
Scott Stopnik
Ed Lashins

Mary Desmond, Esq. Town Counsel
Rob Melillo Building Inspector
Lori J. Zawacki Secretary

1. *Adjourned from last meeting*

1. ALESSANDRO MAIDA, 298 Bedford Banksville Road, Bedford, NY 10506 and known on the Town Tax Assessment Maps as Section 95.01, Block 2, Lot 51 and located in the R2A Zoning District. In order to obtain a Special Use Permit for an accessory apartment in an accessory structure, the applicant will need the following:

1. An amendment to the Resolution of Approval approving a variance from the coverage requirement, which was adopted on November 2, 2023, and signed on December 1, 2023. Specifically, the applicant is requesting that Condition #8 "The existing 2 car garage will be an office for the owner and will not be a living quarters; the new 3-car garage will include an attic as a playroom" be deleted in its entirety. Further, the applicant is requesting that the note that "There will be no accessory apartment on this property without the approval from the Town Board" be either deleted or modified to read "There will be no accessory apartment on this property without the approval of the Planning Board."

2. Pursuant to Section 355-40.K(4)(a) of the Town Code, accessory apartments are only permitted in any of the single-family residence districts. Accessory apartments may be located in a principal residence or in an accessory building, provided that such building existed prior to October 11, 1984, and conforms to the other requirements of the Town Code, unless a variance therefore shall have been granted by the Zoning Board of Appeals. The Applicant is proposing an accessory apartment to be located in an accessory building that was built in 1997. Therefore, a variance is required.

2. SYDNEY SHAPIRO, 8 Rosanne Drive, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 108.01, Block 3, Lot 10 and located in the R1A Zoning district. In order to obtain site plan approval, the applicant will need the following:

1. Pursuant to Section 355-15(G)(1)(a) the maximum fence height allowed is 6 feet, where 13 feet are proposed requiring a variance of 7 feet.

2. Pursuant to Section 355-21(3)(5) the maximum allowed accessory structure is 25% of the main building, where 35.85% is proposed.

3. Pursuant to Section 335-40(K)(4)(b) Accessory Apartment Use requires a two-year ownership where the Applicant has only owned the property for 13 months, accordingly a variance of 11 months is required.

3. VINCENT & MELINDA LICCIARDELLO, 5 Maryland Avenue, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 108.01, Block 3, Lot 38 and located in the R1A Zoning District. In order to construct the proposed addition, the applicant will need the following:

1. Pursuant to Section 355-21 of the Town Code, the maximum Building Coverage allowed is 12%, where 13.23 % is provided, requiring a variance of 1.23%.

2. Pursuant to Section 355-21 of the Town Code, the minimum front yard setback is 50 feet, where 25.5 feet are provided, requiring a variance of 24.5 feet.

3. Pursuant to Section 355-21 of the Town Code, the minimum side yard setback for the porch (north side) is 25 feet, where 8.1 feet are provided, requiring a variance of 16.9 feet.

4. Pursuant to Section 355-21 of the Town Code, the minimum side yard setback for the porch (south side) is 25 feet, where 9.5 feet are provided, requiring a variance of 15.5 feet.

AGENDA - SUBJECT TO CHANGE

Lori J. Zawacki, Secretary