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January 21, 2021

Honorable Chairman Christopher Carthy
and Members of the Planning Board
Town of North Castle 15 Bedford Road
Armonk, New York 10504

Re: Special Use Permit – Accessory Apartment
8 Beal Place N. White Plains, New York 10603
Tax ID: 122.16-3-61

Honorable Chairman and Members of the Planning Board:

Thank you again for the opportunity to present our application on behalf of Donna and Robert Joyce (“the owners”) who are seeking consideration and approval from the Town of New Castle Planning Board for a Special Use Permit pursuant to the Town of North Castle Code Chapter 355 Zoning Article VII § 355-33 thru § 355-39 and § 355-40 “Specific use standards and regulations” K. Accessory apartments located at 8 Beal Place, N. White Plains New York 10603 tax parcel No. 122.16-3-61 (“the property”).

We reviewed the minutes and notes generated from the December 14th, 2020 Planning Board Meeting:

“Mr. Kaufman noted that additional information regarding off-street parking and the size of the apartment in relation to the principal dwelling would need to be submitted.”

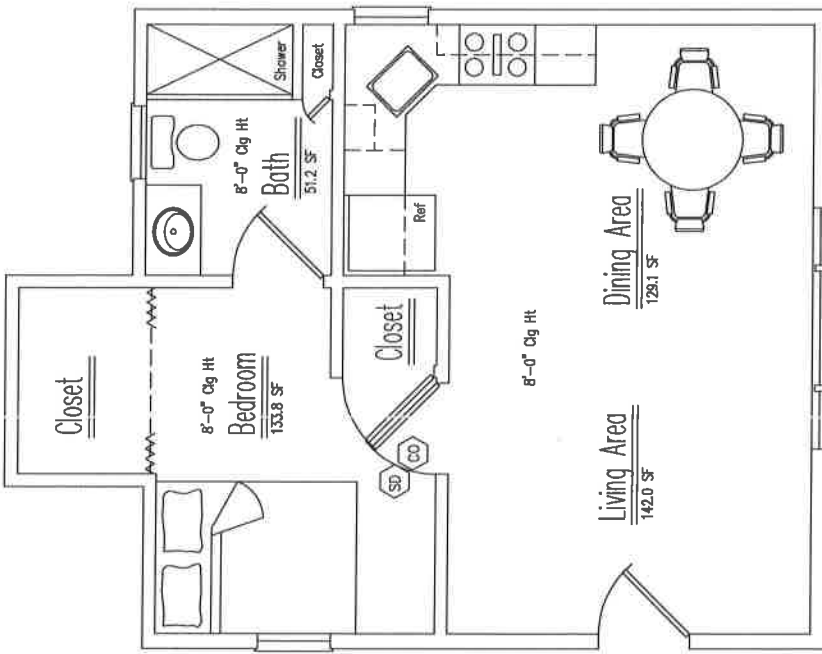
In furtherance of our application, we are including the following – new information:

1. A revised drawing which includes:
 - a. A floor plan indicating the total square feet of the apartment.
 - i. With closets 469 sq. ft., without closets 460 sq. ft. and;
 - ii. A basic site-plan generated from the Westchester GIS thereby demonstrating that the property provides more than the required parking. Note* Property includes an enclosed 400 sq. ft. two-car garage that is accessed from Beal Place with approximately 20 ft. of driveway to the property line (based on the original garage addition – incl.) and two other separate parking areas that are accessed from General Heath Ave.

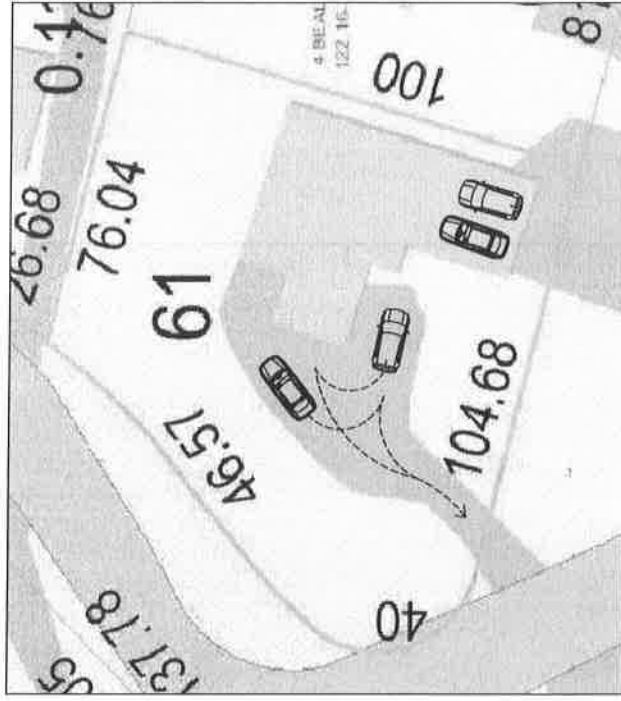
In closing, we thank you again for your time and humbly request consideration for approval.

Respectfully submitted,


Peter J. Miley



Floor Plan
 Scale: 1/4" = 1'-0"



Site Plan
 Not to Scale

Total Living Space
 With Closet: 469sf
 Without Closet: 460sf

Joyce Residence 8 Beal Place North White Plains, NY 10603
Tax ID: 122.16-3-61
Prepared by: William Seegmuller

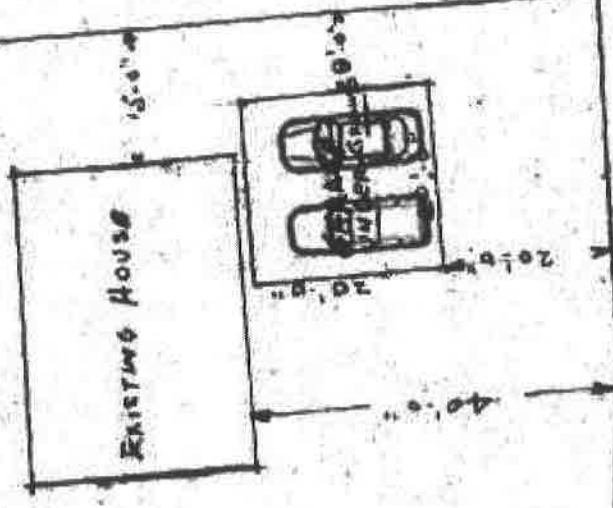
7-2-485 BASSO

PROPOSED GARAGE

FOR
SOPHIE & DANIEL BASSO
56 General Heath Ave.
TOWN OF NORTH CASTLE N.Y.

~~Lot 1 & 2 Block 11~~

Section 7
Block 2
Lots 4 & 5



EXISTING HOUSE

15'-0"

Under ground
concrete Garage 9' high
walls 18" stone
Flat roof - reinforced
concrete 10" thick
insulated floor 6"
Overhead doors

AVE.

HEATH
GENERAL