



**TOWN OF NORTH CASTLE**  
**WESTCHESTER COUNTY**  
17 Bedford Road  
Armonk, New York 10504-1898

**PLANNING DEPARTMENT**  
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April 26, 2024

Chairman Ray Rodriguez and Zoning  
Board of Appeals Members  
Town of North Castle  
15 Bedford Road  
Armonk, New York 10504

Subject: 7 NEW KING STREET – [#2021-038]  
Tax Map Designation: 118.02-2-3

Dear Chairman Rodriguez and Board Members:

The Planning Board is in the process of reviewing a site plan for the legalization of a canopy constructed over 10 parking spaces without permits, to relocate a shed and construct a new dumpster enclosure.

The following items do not comply with the Zoning Chapter of the Town Code:

- The canopy structure does not meet the minimum required 50 foot side yard setback and the 50 foot rear yard setback in the IND-AA Zoning District. A 39.9' rear yard setback is provided and a 6.8' side yard setback is provided.
- It is not clear whether the site contains the required number of parking spaces and whether the space size and maneuvering aisles meet the minimum requirements of the Town Code. If not, variances will be required to be issued by the Zoning Board of Appeals.

If you have any questions, please do not hesitate to contact the Planning Department.

Sincerely,

Adam R. Kaufman, AICP  
Director of Planning