



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

PLANNING DEPARTMENT
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February 26, 2024

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

Subject: 428-436 MAIN ST #3 – [#2021-039]
Tax Map Designation: 108.01-6-24

Dear Chairman Monticelli and Board Members:

The Planning Board previously approved a site plan that memorialized existing conditions and established a set of legal uses on the property. As you recall, the Zoning Board of Appeals issued a 20 space variance on January 5, 2023; however, it has been discovered that there was a discrepancy in the calculations of required off-street parking spaces based upon a miscalculation of the types and sizes of existing uses on the property.

In order to rectify the situation, the Zoning Board of Appeals is required to revise the previously approved 20 off-street parking space variance to a 22 off-street parking space variance.

The Planning Board, at its meeting held on February 26, 2024, recommends that the Zoning Board of Appeals give consideration to issuing the additional two space parking variance from Section 355-57 of the Town Code.

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

Sincerely,

Adam R. Kaufman, AICP
Director of Planning