



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

PLANNING DEPARTMENT
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January 9, 2024

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

Subject: 32 Orchard Dr Subdivision – [#2023-014]
Tax Map Designation: 108.01-6-1

Dear Chairman Monticelli and Board Members:

The Planning Board is in the process of reviewing a five lot subdivision of a 12.9 acre lot located in the R-2A Zoning District with proposed well and septic. The proposal calls for the existing house to remain and to develop four additional single family homes.

Pursuant to Section 275-23, Section 255-14.G and Section 355-21 of the Town Code, Lot 3 is required to have frontage on an improved street. The Applicant has elected to pursue relief via Section 280-A(3) of New York Town Law.

The Planning Board, at its meeting held on January 8, 2024 positively recommends that the Zoning Board of Appeals grant the requested relief pursuant to Section 280-A(3) of NYS Town Law:

3. The applicant for such a permit may appeal from the decision of the administrative officer having charge of the issue of permits to the board of appeals or other similar board, in any town which has established a board having the power to make variances or exceptions in zoning regulations for: (a) an exception if the circumstances of the case do not require the structure to be related to existing or proposed streets or highways, and/or (b) an area variance pursuant to section two hundred sixty-seven-b of this chapter, and the same provisions are hereby applied to such appeals and to such board as are provided in cases of appeals on zoning regulations. The board may in passing on such appeal make any reasonable exception and issue the permit subject to conditions that will protect any future street or highway layout. Any such decision shall be subject to review by certiorari order issued out of a special term of the supreme court in the same manner and pursuant to the same provisions as in appeals from the decisions of such board upon zoning regulations.

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