

**AGENDA FOR A REGULAR MEETING
OF THE ZONING BOARD OF APPEALS
OF THE TOWN OF NEW CASTLE
NOVEMBER 17, 2021
7:15 PM**

ADOPTION OF FINAL RESOLUTION:

MOUNT KISCO COUNTRY CLUB – 2021-048

Adoption of final resolution on application made by Mount Kisco Country Club of 10 Taylor Road, Mount Kisco, NY 10549 to the Zoning Board of Appeals of the Town of New Castle for an amendment to a Special Use Permit to install a third paddle tennis court and a 19.5% development coverage variance, pursuant to Section 60-430.O(4) and Section 60-420.A(7)(b) of the New Castle Town Code, on property located in a R-1A Zoning District, located on the north and south sides of North Bedford Road, said property being known and designated on the tax maps of New Castle as Section 93.10, Block 1, Lot 8.

PUBLIC HEARINGS:

NISH – 2021-054

Public hearing on application made by James Nish of 218 Croton Avenue, Mount Kisco, NY 10549 to the Zoning Board of Appeals of the Town of New Castle for a rear yard setback variance to install a generator for a single family residence, from Sections 60-420 and 60-410A(3) of the New Castle Town Code, on property located in a R-2A Zoning District, located on the west side of Croton Avenue, said property being known and designated on the tax maps of New Castle as Section 71.14, Block 2, Lot 2.

C&Y BODYWORK – 2021-060

Public hearing on application made by C & Y Bodywork of 76 Millwood Road, Millwood, NY 10546 to the Zoning Board of Appeals of the Town of New Castle for the renewal of a Special Use Permit for a massage establishment, from Section 60-430.O(16)(c)[1] through [7] of the New Castle Town Code, on property located in a B-R Zoning District, located on the east side of Millwood Road, said property being known and designated on the tax maps of New Castle as Section 81.17, Block 1, Lot 9.

HOLMES & HOLMES, LLC – 2021-057

Public hearing on application made by Holmes & Holmes, LLC of 101 King Street, Chappaqua, NY 10514 to the Zoning Board of Appeals of the Town of New Castle pursuant to Section 60-540.D(2)(a) of the New Castle Town Code, seeking to reverse a decision, interpretation and determination of the Town Building Inspector that, pursuant to Section 60-410B(Part 4)(11) of the New Castle Town Code, the proposal to construct three (3) one bedroom apartments not above the street level floor in a building used for non-residential purposes in the B-R Zoning District requires a use variance as opposed to an area variance, on property located on the west side of King Street, said property being known and designated on the tax maps of New Castle as Section 100.11, Block 3, Lot 14.

CLARE – 2021-061

Public hearing on application made by Patrick Clare & Dorothy Philippou of 15 Martha Place Chappaqua, NY 10514 to the Zoning Board of Appeals of the Town of New Castle for a variance for a proposed new residence with frontage on an unimproved mapped street from Section 280-A of the New Castle Town Code, on property located in a R-1/4A Zoning District, located on the north side of Martha Place, said property being known and designated on the tax maps of New Castle as Section 100.6, Block 2, Lot 43.

APPROVALS:

Adoption of the October 27, 2021 Meeting Minutes.