

TOWN OF NORTH CASTLE
Town Hall • 15 Bedford Road
Armonk, New York 10504
Established 1736

Anne Curran
Town Clerk

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PUBLIC NOTICE

Special Meeting

OF THE

NORTH CASTLE TOWN BOARD

WEDNESDAY, March 21, 2012

5:30 P.M.

**Town Hall Annex
17 Bedford Road
ARMONK, NY**

AGENDA

**PROPOSED ZONING CHANGES
Re: Banksville Avenue**



HOBBY FARM

R-1A

NONAME

R-2A

ROUND HOUSE RD

Round House Rd
Chestnut Hill
NOTICE: THIS IS A PRELIMINARY PLAT
BY THE SERVICE, INC.

NONAME

BARKER, MARION
& DAVID S.

PASQUIAR,
ROBERT S.
& JANE A.

GENCARELLI,
VINCENT
& GILDA

ZYGMONT, RONALD G.

ZYGMONT,
GEORGE E.
& DOROTHY W.

VIOLI, BENEDETTO

VATALI,
MIKOLL

GENCARELLI, ANGELO
& ADAM CATE
GENCARELLI, TRUST

GENCARELLI,
ANGELO &
TRUSTEE

GD STONE CORP

GB

SANTORO, JOSEPH R.

16
BANKSVILLE
CORP

WATSON,
WALTER F. &
WILLIAM J.F.
WATSON JR.

R-1A

GB-B
R-1A

NONAME

BEDFORD-BANKSVILLE RD

GB-B



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

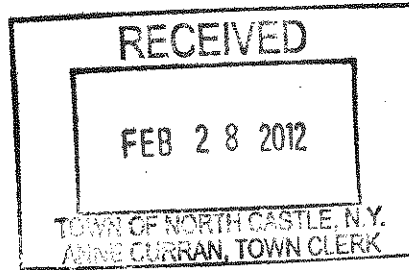


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PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

February 24, 2012

Supervisor Howard Arden
 and Town Board Members
 Town of North Castle
 15 Bedford Road
 Armonk, New York 10504



Re: A Local Law to amend Chapter 213, Zoning, of the Code of the Town of North Castle, New York, so as to rezone an area of approximately 14.7 acres located along the northerly side of Banksville Avenue, adjacent to the Town of Greenwich, Connecticut, from its present GB General Business District classification to R-1/2A One-Family Residence District and to amend Chapter 213, Zoning, of the Code of the Town of North Castle, New York, so as to rezone an area of approximately 1.0 acres located at the northeasterly corner of the intersection of Bedford-Banksville Road and Banksville Avenue from its present GB General Business District classification to CB-B Central Business B District.

Dear Supervisor Arden and Town Board members:

As requested, attached is a draft local law and accompanying documents that would rezone the properties along Banksville Avenue from the GB Zoning District to the R-1/2A Zoning District.

It is noted that the Comprehensive Town Plan Map recommends that the area currently zoned GB along the northerly side of Banksville Avenue, east of Bedford Banksville Road, be rezoned for residential use. The area presently consists of a mix of residential and commercial uses. For the most part, the commercial uses do not involve substantial fixed investments in buildings. It is proposed that this area be rezoned from GB to R-1/2A, which is the adjacent zone of the residential area to the south in Greenwich, CT. The adjacent zoning of the area along Round House Court to the north is R-1A.

The property where Finch's Market is located, at the intersection of Banksville Avenue and Bedford Banksville Road, is also currently zoned GB. It is proposed that this parcel be rezoned CB-B, which is the same zoning classification as presently applied to other properties along Bedford Banksville Road.

Sincerely yours,

Adam R. Kaufman, AICP
 Director of Planning

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

XXXXXX

XXXX

of _____ North Castle _____

Town

XXXXXXXX

Local Law No. _____ of the year _____ 2012

A Local Law to amend Chapter 213, Zoning, of the Code of the Town of North Castle, New York, so as to rezone an area of approximately 14.7 acres located along the northerly side of Banksville Avenue, adjacent to the Town of Greenwich, Connecticut, from its present GB General Business District classification to R-1/2A One-Family Residence District and to amend Chapter 213, Zoning, of the Code of the Town of North Castle, New York, so as to rezone an area of approximately 1.0 acres located at the northeasterly corner of the intersection of Bedford-Banksville Road and Banksville Avenue from its present GB General Business District classification to CB-B Central Business B District.

Be it enacted by the _____ Town Board _____ of the
(Name of Legislative Body)

XXXXXX

XXXX

of _____ North Castle _____

as follows:

Town

XXXXXXXX

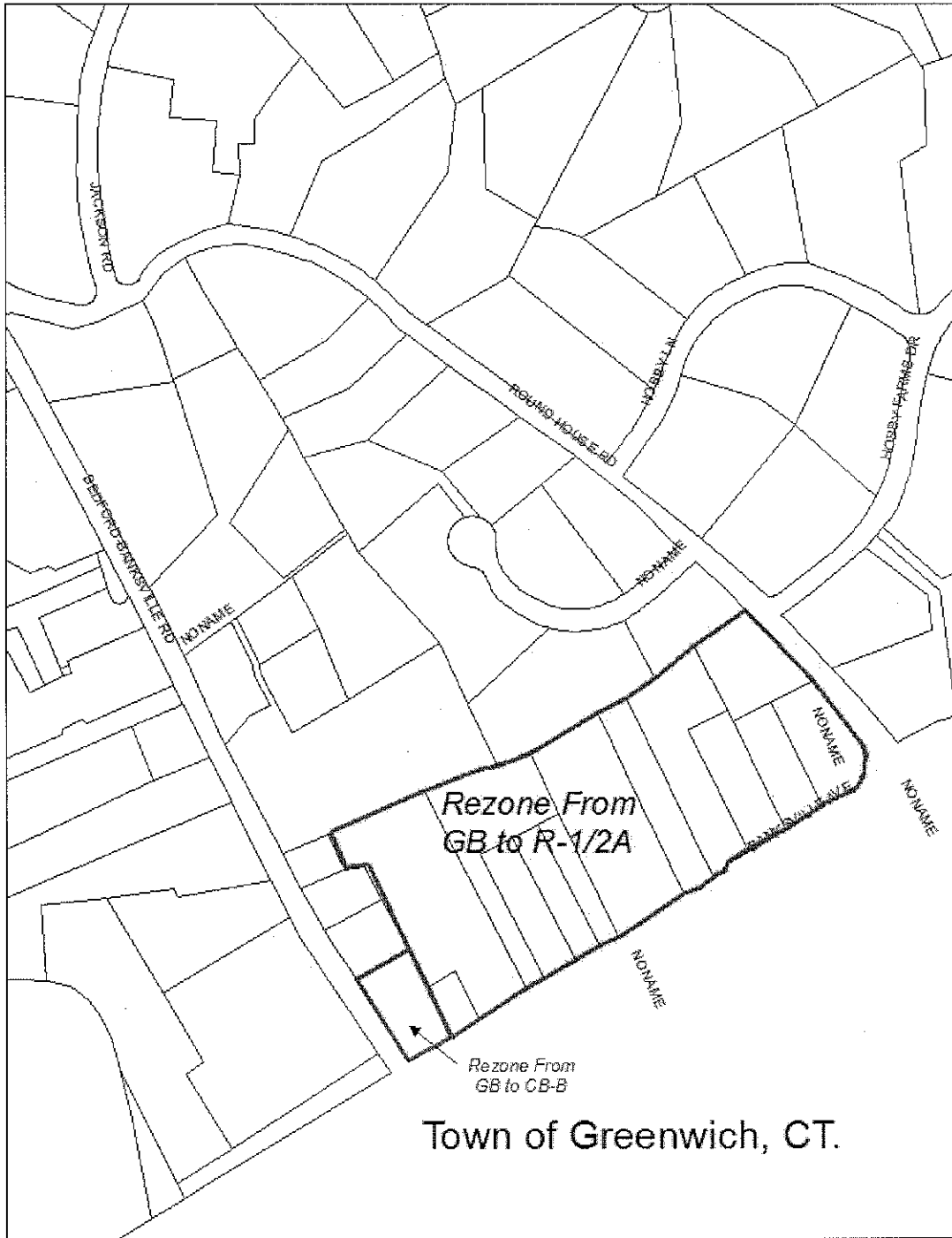
Section 1. Amend the “Zoning Map of the Town of North Castle, New York,” as established in Section 213-5 of the Town Zoning Code, so as to reclassify all or a portion of the following listed properties, as shown on the attached map, from GB General Business District to R-1/2A One-Family Residence District:

<u>Section</u>	<u>Block</u>	<u>Lot(s)</u>
1	12	7.B, 7.C, 7.D, 7.E, 7.F, 7, 8, 8.A, 8.B, 8.C, 8.D, 8.E and 8.F

Section 2. Amend the “Zoning Map of the Town of North Castle, New York,” as established in Section 213-5 of the Town Zoning Code, so as to reclassify the following listed property, as shown on the attached map, from GB General Business District to CB-B Central Business B District:

<u>Section</u>	<u>Block</u>	<u>Lot(s)</u>
1	12	7.A

Banksville Avenue Rezoning



Town of Greenwich, CT.



100 0 100 Feet
[Scale bar with 10 segments]
1 in = 300 feet



Town of North Castle
Planning Department

Section 3. Severability.

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law which can be given effect without such invalid part of parts.

Section 4. Effective Date.

This Local Law shall take effect immediately upon its adoption and filing with the Office of the Secretary of State.