

**ZONING BOARD OF APPEALS  
TOWN HALL- COURT ROOM  
15 BEDFORD ROAD  
ARMONK, NY 10504  
January 6, 2022  
7:30 P.M.**

Joseph Monticelli, Chairman  
Lester Berkelhamer  
John Stipo  
Robert Greer  
Scott Stopnik

Gerald Reilly, Esq. Town Counsel  
  
Rob Melillo, Building Inspector  
Lori J. Zawacki, Secretary

**1. STEVEN DEMPSEY, 606 Bedford Road, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 101.02, Block 1, Lot 14 and located in a R2A Zoning District. In order to construct a pool house, the applicant is requesting the following variance from the Town Code:**

Section 355-26C (1) b for gross land coverage, where the maximum allowed is 14,481 sq. ft., where 14,902 sq. ft. are provided requiring a variance of 421 sq. ft.

**2. MICHAEL & CLAUDIA COSTA, 38 Wampus Lakes Drive, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 107.02, Block 3, Lot 53 and located in a R1A Zoning District. In order to install an inground swimming pool and patio, the applicant is requesting the following variance from the Town Code:**

Section 355-26 C (1) b for gross land coverage, where the maximum allowed is 9,480.9 sq. ft., where 11,285 sq. ft. are provided requiring a variance of 1709.1 sq. ft.

**3. 873 HOLDING COMPANY LLC, 873 North Broadway, White plains, NY 10603 and known on the Town Tax Assessment Maps as Section 122.12, Block 4, Lot 27 and located in a CB Zoning District. In order to obtain site plan approval for a new restaurant and accessory brewing operations and tap room, the applicant is requesting the following variance from the Town Code:**

Section 355-57A which requires 46 parking spaces for the proposed restaurant use though 20 on-site parking spaces are provided.

Lori J. Zawacki, Secretary