

**ZONING BOARD OF APPEALS
TOWN HALL- COURT ROOM
15 BEDFORD ROAD
ARMONK, NY 10504
April 7, 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. MICHAEL FARERI, 162 Bedford Road, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 108.03, Block 1, Lot 42 and located in a R-MF SS Zoning District. The Applicant is seeking relief from Section 355-24.I(5)(b) of the Town Code. Specifically, based upon the mix of units within the project (12 3-bedroom units & 8 (2-bedroom units), 1 2-bedroom unit and 1 3-bedroom unit would be required to be constructed. However, the Applicant is seeking a variance to permit the construction of 2 2-bedroom units.

Section 355-24.I(5)(b) states:

(b) Within multifamily developments, the affordable AFFH units shall be physically integrated into the design of the development and shall be distributed among various sizes (efficiency, one-, two-, three- and four- bedroom units) in the same proportion as all other units in the development. The affordable AFFH units shall not be distinguishable from other market-rate units from the outside or building exteriors. Interior finishes and furnishings may be reduced in quality and cost to assist in the lowering of the cost of development of the affordable AFFH units.

2. DINO DE LAURENTIS, 21 Nethermont Avenue, N. White Plains, NY 10603 and known on the Town Tax Assessment Maps as Section 122.16, Block 4, Lot 41 and located in a R-5 Zoning District. In order to obtain site plan approval to construct a single-family residence the applicant requires the following variance:

Section 355-59D of the Town Code requires an unobstructed sight distance in each direction of 200 feet from new driveways. The applicant's proposed new driveway will allow 116 feet of sight distance looking in the northbound direction and 114 feet of sight distance looking in the southbound direction.

Dated: March 29, 2022

Lori J. Zawacki, Secretary