

**ZONING BOARD OF APPEALS  
TOWN HALL- COURT ROOM  
15 BEDFORD ROAD  
ARMONK, NY 10504  
August 4, 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. SUMMIT CLUB PARTNERS, LLC, 570 Bedford Road, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 101.02, Block 1, Lot 28.2 and located in a R2A Zoning District. In order to obtain a site plan for 73 residential units, the applicant requires the following variance:

Section 355-15-G(1)(a) of the Town Code where the maximum fence height Permitted is 6 feet and 10 feet are proposed for the tennis courts requiring a variance of 4 feet.

2. EVAN & DEBORAH MITTMAN, 655 Bedford Road, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 94.04, Block 2, Lot 29 and located in a R2A Zoning District. In order to obtain a two-lot subdivision of a 20.73 acre lot, the applicant requires the following approval:

Section 355 of the Town Code, Attachment 1, requires a 150 ft frontage on a public road in the R2A zone. The applicant proposes to connect to Hemlock Hollow Road via a private easement. The applicant is seeking relief pursuant to NYS Sec.280-A3.(b) of Town Law.

Lori J. Zawacki, Secretary