

**ZONING BOARD OF APPEALS
TOWN HALL- COURT ROOM
15 BEDFORD ROAD
ARMONK, NY 10504
January 5, 2023
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. DAVID STREIT, 6 Sniffen Road, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 101.04, Block 2, Lot 35 and located in a R 1.5A Zoning District. In order to construct an inground pool and expand existing patio, the applicants will need the following variance from the Town Code.

The maximum gross land coverage per Section 355-26C(1)(b) is 11,630.77 sq. ft.,
Where 15,298.39 sq. ft. is provided requiring a variance of 3,667.62 sq. ft.

2. IGOR PETRENKO, 33 Woodland Road, Bedford, NY and known on the Town Tax Assessment Maps as Section 95.04, Block 1, Lot 3 and located in a R2A Zoning District. In order to construct an inground pool, the applicants will need the following variance from the Town Code:

Pursuant to Section 355-15L, the lot needs to be 3 times the minimum lot size for a pool to be located in the front yard. The lot size is 2.169 acres where 6 acres is required, needing a variance of 3.831 acres.

3. BASIS INDUSTRIAL ACQUISITION LLC, affecting premises located at 100 Business Park Drive, Armonk, NY and known on the Town Tax Assessment Maps as Section 108.03, Block 1, Lot 51 and located in a PLI Zoning District. In order to construct a 146,792 sq. ft., self-storage / warehouse building, the applicants will need the following variances:

1. A maximum FAR permitted on the site per Section 355-23 is 0.3, while the proposed FAR is 0.43, requiring a variance of 0.13.
2. The site is required to provide 277 off-street parking spaces pursuant to Section 355-57, Where only 220 are provided, requiring a variance of 57 off-street parking spaces.

4. 428-436 MAIN STREET LLC, affecting premises located at 430 Main Street, Armonk, NY and known on the Town Tax Assessment Maps as Section 108.01, Block 6 and Lot 24 and located in a CB Zoning District.

Applicant seek an interpretation of the Building Inspector's October 17, 2022 Notice of Violation relating to the rental of a store located within Applicant's building as a retail store which was formerly an office use, thereby requiring site plan approval, a building permit and a certificate of occupancy. Applicant claims the above requirements are obviated by a 1996 area variance granted by the Zoning Board of Appeals.

(continued)

In the alternative, if the Building Inspector's opinion is upheld by the Zoning Board of Appeals, the applicant seeks an area variance where twenty (20) parking spaces are required and zero (0) parking spaces are provided on site.

Dated: December 27, 2022

Lori J. Zawacki, Secretary