

**ZONING BOARD OF APPEALS  
TOWN HALL- COURT ROOM  
15 BEDFORD ROAD  
ARMONK, NY 10504  
May 4, 2023, 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. 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.

2. NORTH CASTLE 42, LLC 42 Sarles Street, Armonk, NY 10504 and known on the Town Tax Assessment maps as Section 101.01, Block 1, Lot 77 and located in a R2A Zoning District. In order to obtain a Special Use Permit for an accessory apartment, the applicants will need the following variance:

Pursuant to Section 355-40.K(4)(b) of the Town code, the applicant is required to demonstrate that the principal dwelling Certificate of Occupancy was issued more than (4) four years ago and that the Applicant has owned the property for (2) two years. The Applicant has owned the property for less than (2) years.

3. ROBERT LEVINE, 11 Piping Brook Lane, Bedford, NY 10506 and known on the Town Tax Assessment Maps as Section 102.02, Block 2, Lot 33 and located in a R2A Zoning District. In order to obtain a Certificate of Occupancy, the applicant will need the following variances:

1. The maximum gross land coverage permitted per Section 355-26C(1)(b) is 14,487 sq. ft. where 20,850 sq. ft. is provided requiring a variance of 6,363 sq. ft.
2. The maximum permitted side yard setback per Section 355-21 is 15 feet where 8.7 feet are provided requiring a variance of 6.3 feet.

4. CHRISTINA & NICK SABATINI, 6 Skyview Drive, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 101.03, Block 3, Lot 53 and located in an R1A Zoning District. In order to construct the proposed entrance stair, porch and foyer addition, the applicants will need the following variances:

**1. The minimum front yard setback per Section 355-21 is 50 feet, where 40.5 feet are provided for the steps requiring a variance of 9.5 feet.**

2. The minimum front yard setback per Section 355-21 is 50 feet, where 48.5 feet are provided for the foyer and porch requiring a variance of 1.5 feet.

5. **CHOLE & MIKHAIL GASIOROWSKI**, 263 Bedford Banksville Road and known on the Town Tax Assessment Maps as Section 95.03, Block 2, Lot 56 and located in a R4A Zoning District. In order to obtain site plan approval, the applicants will need the following variances from the Town Code:

1. Section 355-40(D)(2) for special setback requirements for buildings and paddocks. Existing A Paddock is 14.1 – 14.6 ft. where 100 ft. are required needing a variance of 85.4 – 85.9 ft. Existing B Paddock is 8.5 – 12.3 ft. where 100 ft are required needing a variance of 87.7 – 91.5 ft. Existing C Paddock is 64.5 ft. where 100 ft is required needing a variance of 35.5 ft. Existing E Paddock is 0.0 to 5.9 ft. where 100 ft. are required needing a variance of 94.1-100 ft. The existing Indoor Riding Arena is 26.98-72.33 ft, where 100 feet is required needing a variance of 27.67 – 73.02 ft.

2. Section 355-40(D) (4) Setback to Wetland Controlled Area. Existing A Paddock is 12.1 – 29.07 ft. where 100 ft. is required needing a variance of 70.93 – 87.9 ft.

3. Section 355-21 Accessory Use #5, (limit of accessory structures in a residential district to 25% of the floor area of the principal building. The existing Indoor Area as renovated of 16,640 sq. ft. exceeds the maximum permitted of 2074 sq. ft. requiring a variance of 14,566 sq. ft. The new Stable proposed is 4,686 sq. ft., where 2074 sq. ft. is the maximum permitted requiring a variance of 2,612 sq. ft. The new Garage/Grooms' Quarters proposed is 2,221 sq. ft., where 2,074 sq. ft. is the maximum permitted requiring a variance of 147 sq. ft.

Dated: March 28, 2023

Lori J. Zawacki, Secretary