

**ZONING BOARD OF APPEALS
TOWN HALL- COURT ROOM
15 BEDFORD ROAD
ARMONK, NY 10504
October 5, 2023
7:30 P.M.**

Joseph Monticelli, Chairman
John Stipo
Robert Greer
Scott Stopnik
Ray Rodriguez

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

** Applicant **
Adjournd
+ 8 November
meeting
1. **REMIX PROPERTIES, LLC**, 12 Maple Avenue, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 108.01, Block 6, Lot 26 and located in aa CB-A2 Zoning District. In order to obtain a site plan approval, the applicant will need the following variance:

Pursuant to Section 355-57 of the Town Code, 48 off-street parking spaces are required where 15 are provided, needing a variance of 33 off street parking spaces.

2. **45 BEDFORD ROAD LLC**, 45 Bedford Road, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 108.03, Block 1, Lot 65 and located in a R-MF-DA Zoning District. In order to obtain a site plan approval the applicant will need the following variances:

1. Pursuant to Section 355-21 of the Town Code the maximum building coverage Permitted is 20% where 23.7% is provided requiring a variance of 3.7%.

2. Pursuant to Section 355-21.I B of the Town Code the maximum Floor Area Ratio permitted is .4, where 4.477 is provided requiring a variance of .447.

3. **GREENWICH REALTY GROUP LLC**, 23 Bedford Banksville Road, Bedford, NY 10506 and known on the Town Tax Assessment Maps as Section 102.04, Block 1, Lot 9, Section 102.04, Block 1, Lot 15, Section 102.04, Block 1, Lot 8, and Section 102.04, Block 1, Lot 16 and located in GC-B and GB Zoning Districts. In order to obtain a site plan approval, the applicant will need the following variance:

Pursuant to Section 355-22 of the Town Code the proposed three- story storage warehouse exceeds the maximum number to two stories permitted.

Lori J. Zawacki, Secretary