

**ZONING BOARD OF APPEALS  
TOWN HALL- COURT ROOM  
15 BEDFORD ROAD  
ARMONK, NY 10504  
December 7, 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

**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. DANIEL GROBMAN**, 7 Spruce Hill Road, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 104.01, Block 2, Lot 60 and located in an R1A Zoning District. In order to make alterations to an existing storage shed accessory structure, the applicant will need the following variance:

Pursuant to Section 355-21 (g) of the Town Code, the minimum side yard setback for an accessory structure (shed) is 12.3 feet where 12.5 feet are provided requiring a variance of .2 feet.

**3. SUMMIT CLUB PARTNERS LLC.**, 570 Bedford Road, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 102.02, Block 1, Lot 28.2 and located in a GCCFO Zoning District. In order to erect temporary entry signage during construction, the applicant will need the following variances:

1. Pursuant to Section 355-16 C (7) (b) [1] temporary sign requirements of the Town Code the maximum square footage is 6 sq. ft., where 24 sq. ft. are provided requiring a variance of 18 sq. ft.

2. Pursuant to Section 355-16 C (7) (b) [1] of the Town Code, the sign shall be located 10 feet from the property line, where 0 feet are provided requiring a variance of 10 feet.

**4. MARQUIS ASOCIATS, LLC, 56 Lafayette Avenue, N. White Plains, NY 10603** and known on The Town Tax Assessment Maps as Section 122.12, Block 1, Lot 28 and located in an IND-A Zoning District. In order to obtain a site plan approval, the applicant will need the following variance:

Pursuant to Section 355-57A of the Town Code, the required number of off-street parking spaces required is 91, where 66 are proposed and where an existing variance for 12 spaces was granted on March 5, 2009, requiring a new variance of 13 spaces.

Lori J. Zawacki, Secretary