

**ZONING BOARD OF APPEALS
TOWN HALL- COURT ROOM
15 BEDFORD ROAD
ARMONK, NY 10504
January 4, 2024
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. **JASON & BRITTANY ROSLIN, 23 Cat Rocks Drive, Bedford, NY 10506** and known on the Town Tax Assessment maps as Section 102.01, Block 2, Lot 56 and located in an R2A Zoning District. In order to construct a new two story three (3) car garage the applicant will need the following:

Pursuant to Section 355-26C of the Town Code the maximum gross land coverage Permitted is 16, 730 sq. ft. where 19,854 sq. ft. is provided requiring a variance of 3,124 sq. ft.

2. **EDWARD OLANOW, 21 Wampus Lakes Drive, Armonk, NY 10504** and known on the Town Tax Assessment Maps as Section 100.04, Block 2, Lot 47 and located in an R2A Zoning District. In order to construct a new one family dwelling the applicants will need the following:

Pursuant to Section 355-6C of the Town Code the maximum permitted gross land coverage Is 25, 633 sq. ft. where 27,409 sq. ft is provided requiring a variance of 1,776 sq. ft.

3. **AMY NATSOULIS & WILLIAM BRODSKY, 12 Hillandale Drive, Armonk, NY 10504** and known on the Town Tax Assessment maps as Section 108.01, Block 3, Lot 24 and located in an R1A Zoning district. In order to construct an addition to the existing house the applicants need the following:

Pursuant to Section 355-21 of the Town Code the required side yard setback in the R1A Zoning district is 25 ft., where 18 ft. are provided requiring a variance of 7 ft.

Lori J. Zawacki, Secretary